

**COUNCIL MEETING – JUNE 28, 2022  
COMMUNICATIONS**

		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
<b><u>Distributed June 24, 2022</u></b>				
C1.	John Spano, Riverside Drive, Woodbridge, dated May 30, 2022	26	3	Committee of the Whole (Public Meeting)
C2.	Dmitri Radtchenko and the Radtchenko family, Capilano Court, Vaughan, dated May 30, 2022.	26	4	Committee of the Whole (Public Meeting)
C3.	Franca Porretta, Birch Hill Road, Woodbridge, dated May 30, 2022	26	3	Committee of the Whole (Public Meeting)
C4.	Wendy and Joe, dated May 27, 2022.	26	4	Committee of the Whole (Public Meeting)
C5.	Catherine, dated May 27, 2022.	26	4	Committee of the Whole (Public Meeting)
C6.	Fleur Samson, Quaker Ridge Road, Vaughan, dated May 27, 2022.	26	4	Committee of the Whole (Public Meeting)
C7.	Joseph Brunaccioni, dated May 30, 2022.	26	4	Committee of the Whole (Public Meeting)
C8.	Oksana Majaski, Gen Shields Avenue, Vaughan, dated May 30, 2022.	26	4	Committee of the Whole (Public Meeting)
C9.	Cristina Barbascompa, dated May 27, 2022.	26	4	Committee of the Whole (Public Meeting)
C10.	Judith Nourse, New Seabury Drive, Vaughan, dated May 30, 2022.	26	4	Committee of the Whole (Public Meeting)
C11.	Al Ruggero, Marita Place, Vaughan, dated May 30, 2022.	26	4	Committee of the Whole (Public Meeting)
C12.	Genny Iori, dated May 30, 2022.	26	4	Committee of the Whole (Public Meeting)
C13.	Chris Mantelos and Angela Alvarado, New Seabury Drive, Vaughan, dated June 3, 2022.	26	4	Committee of the Whole (Public Meeting)
C14.	Memorandum from the Deputy City Manager, Community Services, dated June 2, 2022.			By-Law # 108-2022

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

**COUNCIL MEETING – JUNE 28, 2022  
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		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
C15.	Matthew A. Di Vona, Di Vona Law Professional Corporation, Bloor Street West, Toronto, dated June 7, 2022.	27	27	Committee of the Whole
C16.	Elvira Caria and on behalf of the Vellore Woods R.A. and Tim Sorochinsky of Millwood-Woodend Ratepayers Associations, dated June 7, 2022.	27	4	Committee of the Whole
C17.	Augusto R. Nalli, ARN Project Management Inc., Bathurst St., King City, dated June 7, 2022.	29	1	Committee of the Whole (Working Session)
C18.	Augusto R. Nalli, ARN Project Management Inc., Bathurst St., King City, dated June 7, 2022.	29	2	Committee of the Whole (Working Session)
C19.	Joseph Brunaccioni, dated June 12, 2022.	26	4	Committee of the Whole (Public Meeting)
C20.	Gino Muia and Joseph Brunaccioni, Glen Shields Ratepayers Association (GSRA), dated June 10, 2022.	26	4	Committee of the Whole (Public Meeting)
C21.	Cam Milani, dated June 20, 2022.	30	23	Committee of the Whole
C22.	Mustafa Alidina, Giotto Crescent, Maple, dated June 20, 2024 2022.	30	15	Committee of the Whole
C23.	Mike Dobson, Bell, dated June 21, 2024 2022.	30	30	Committee of the Whole
C24.	Sheldon B. Spring, Goldman, Spring, Kichler & Sanders LLP, Sheppard Avenue West, dated June 20, 2024 2022.	30	8	Committee of the Whole
C25.	Barry Harte, dated June 21, 2024 2022.	30	38	Committee of the Whole
C26.	Helen A. Mihailidi, Brattys LLP, Keele Street, Vaughan, dated June 20, 2024 2022.	30	8	Committee of the Whole
C27.	Stephen Tsui, dated June 21, 2024 2022.	30 31	19 14	Committee of the Whole Committee of the Whole (Closed Session)
C28.	Alyssa Oddi, Giotto Crescent, Maple, dated June 20, 2024 2022.	31	6	Committee of the Whole (Closed Session)

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## COUNCIL MEETING – JUNE 28, 2022 COMMUNICATIONS

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C29.	Rita Del Rossi, dated June 20, 2024 2022.	31	6	Committee of the Whole (Closed Session)
C30.	Memorandum from the Deputy City Manager, Planning & Growth Management and the Deputy City Manager, Infrastructure Development, dated June 23, 2022.	27	28	Committee of the Whole
C31.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022.	27	6	Committee of the Whole
C32.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022.	30	16	Committee of the Whole
C33.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022.	30	13	Committee of the Whole
C34.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022.	27	10	Committee of the Whole
C35.	Memorandum from the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Public Works, dated June 28, 2022.	29	1	Committee of the Whole (Working Session)
C36.	Fausto Rossetto, Land Development Collaborative (LDC), Miranda Avenue, Toronto, dated June 24, 2022.	27	6	Committee of the Whole
C37.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated June 24, 2022.	27 31	20 12	Committee of the Whole Committee of the Whole (Closed Session)

### **Distributed June 27, 2022**

C38.	Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated June 24, 2022.	30 31	19 14	Committee of the Whole Committee of the Whole (Closed Session)
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**COUNCIL MEETING – JUNE 28, 2022  
COMMUNICATIONS**

		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
C39.	Memorandum from the Deputy City Manager, Infrastructure Development, dated June 22, 2022.	27	27	Committee of the Whole
C40.	Robert A. Kenedy, MacKenzie Ridge Ratepayers Association, dated June 25, 2022.	27	20	Committee of the Whole
		31	12	Committee of the Whole (Closed Session)
C41.	Hiten Patel, Thornhill Woods Drive, Vaughan, dated June 25, 2022.	30	38	Committee of the Whole
C42.	Christopher Pinto, YRSCC 1044, dated June 26, 2022.	30	19	Committee of the Whole
		31	14	Committee of the Whole (Closed Session)
C43.	Paul Antolin, dated June 27, 2022.	30	19	Committee of the Whole
		31	14	Committee of the Whole (Closed Session)
C44.	Paul Antolin, dated June 27, 2022.	30	19	Committee of the Whole
		31	14	Committee of the Whole (Closed Session)
C45.	Memorandum from the Deputy City Manager, Planning & Growth Management, dated June 27, 2022.	27	4	Committee of the Whole
C46.	Julia Lurye, Horlick Levitt Di Lella LLP, Sheppard Avenue East, Toronto, dated June 27, 2022.	30	19	Committee of the Whole
		31	14	Committee of the Whole (Closed Session)
C47.	Alexandra Ney, resident of King Vaughan Road, dated June 28, 2022.	27	20	Committee of the Whole
		31	12	Committee of the Whole (Closed Session)
C48.	Hiten Patel, Thornhill Woods Drive, Vaughan, dated June 25, 2022.	30	38	Committee of the Whole
C49.	Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated June 27, 2022.	30	8	Committee of the Whole

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**COUNCIL MEETING – JUNE 28, 2022  
COMMUNICATIONS**

		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
C50.	Irene Ford, Irish Moss Court, Woodbridge, dated June 27, 2022.	30	12	Committee of the Whole
C51.	Memorandum from the City Manager, submitted by the Acting City Manager and the Deputy City Manager, Planning & Growth Management, dated June 23, 2022.	30	53	Committee of the Whole
C52.	Hiten Patel, Thornhill Woods Drive, Vaughan, dated June 27, 2022.	30	47	Committee of the Whole
C53.	Petition submitted by John Spano.	30	19	Committee of the Whole
		31	14	Committee of the Whole (Closed Session)

**Distributed June 28, 2022**

C54.	Memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Infrastructure Development, dated June 27, 2022.	30	23	Committee of the Whole
C55.	Confidential memorandum from the Acting Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 28, 2022.	31	13	Committee of the Whole (Closed Session)
C56.	Confidential memorandum from the Acting Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 28, 2022.	31	11	Committee of the Whole (Closed Session)

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**Please note there may be further Communications.**

**C1**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 3**

**From:** [John](#)  
**To:** [Tony Carella](#); [Lucy Cardile](#); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Committee of the Whole Agenda May 30, 2022 Item #3 8274-8286 ISLINGTON AVENUE INC. OFFICIAL PLAN AMENDMENT FILE OP.22.003 ZONING BY-LAW AMENDMENT FILE Z.22.005 - 8270, 8274 AND 8286 ISLINGTON  
**Date:** May-30-22 12:32:42 PM

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Hello my name is John Spano,

I've lived in Woodbridge for over 40 years and specifically in the "Hamlet" of Pine Grove for 28 years. Am writing regarding item #3 of the Committee of the Whole Agenda for May 30th regarding 8274-8286 ISLINGTON AVENUE INC. OFFICIAL PLAN AMENDMENT FILE OP.22.003 ZONING BY-LAW AMENDMENT FILE Z.22.005 - 8270, 8274 AND 8286 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE.

I am writing once again to voice my concerns with regards to the lack of respect developers show for the enacted Official Plan along this 1 kilometre strip of Islington.

Specifically for grossly overextending the 3-1/5 storey limit and greedily and easily it seems, doubling Densities.

I hope the Committee and Council have the teeth and energy to help quell this rampant encroachment of overbearing density of Pine Grove.

Especially with lack of infrastructure. As we wait for an extra lane of road that expropriated lands are set aside for. It seems we put the cart before the horse when it comes to conscientious residential development.

The Right Of Way (ROW) will then expose the true setbacks and encroachments these Builder Proposals are requesting approvals and variances for.

I can appreciate the need for development, as I have developed single family properties on Riverside Drive. But we must keep in check the exaggerated and excessive Applications brought to Committee and Council for this Historic Little Gem we call The Hamlet of Pine Grove.

I also think it imperative to motion for a Stakeholder/Working Group which should include applicant, city members as well as concerned residents.

Please include me on the list for notices within this 1 kilometre vicinity of Pine Grove.

Please accept this email as my form of correspondence to preserve my right to appeal said item above prior to Council rendering a decision.

Kindly confirm receipt of this email.

With Thanks, John Spano.

■ Riverside Drive,  
Pine Grove,  
Woodbridge,  
■

**C2**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Dmitri Radtchenko](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Alan Shefman](#)  
**Subject:** [External] 80 Glen Shields Ave. (File OP.21.030; Z.21.058; DA.21.072)  
**Date:** May-30-22 12:06:30 PM

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To: The Honorable Alan Shefman and the Office of the City Clerk  
Vaughan City Hall  
2141 Major MacKenzie Dr.  
Vaughan, ON L6A 1T1

Re:  
Official Plan Amendment File OP.21.030  
Zoning By-Law Amendment File Z.21.058

Dear Alan Shefman and the Office of the City Clerk,

Our family has been residing right across 80 Glen Shields Ave plaza for about 17 years now and we are opposed to the zoning by-law amendments and the proposed development in its current form.

Please allow me to voice some of the concerns that we have regarding the proposal to redevelop the plaza at 80 Glen Shields Ave:

(1) The height of the proposed buildings and how it will be difficult for them to blend in with the surrounding neighborhood. The entire Glen Shields Ave neighborhood consists of low-rise, two-story family dwellings. This new development, if built as proposed, will stand out uncharacteristically given its surroundings, with no possibility of future development to smooth out its impact and appearance. Even the buildings standing at or near the major Dufferin and Steeles intersection are lower than the proposed, and those buildings don't stand in isolation, have other similarly-sized buildings beside them, have no low-rise housing anywhere near them, and have plenty of other land around the intersection that could be developed and intensified in the future.

(2) Amount of available parking for the businesses, residents and guests of the proposed future development. Currently, the businesses of the Glen Shields Ave plaza have sufficient parking to offer their clients and those parking spots are well utilized, especially during peak hours like when kids are being dropped off or picked up to/from the childcare center. Proposed parking of the new development will not be able to sufficiently accommodate future businesses and residents' guests during peak times, resulting in potential road-safety issues, as well as overflow of parked cars into the adjacent community streets, which do not have many spots to park without blocking driveways.

(3) Traffic and pedestrian safety at the Glen Shields Ave and Dufferin St intersection. There have been several traffic accidents at the Glen Shields and Dufferin intersection over the years, most notably the one on June 29 2015 that killed a cyclist. It is a busy intersection,

with cars often speeding unimpeded down the three-lane Dufferin Street towards Steeles, often trying to squeeze late through that yellow light at the Glen Shields intersection, while other cars are trying to make a left turn into Glen Shields Ave. That's how most accidents happen at that intersection. Increasing the amount of traffic turning left at that intersection, without making any other changes to it, is a recipe for more serious accidents to happen in the future.

Thank you very much for your representation and attention to this matter.

Sincerely,

Dmitri Radtchenko and the Radtchenko family  
■ Capilano Crt

**C3**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 3**

**From:** [Francesca Mancuso](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Tony Carella](#); [Lucy Cardile](#)  
**Subject:** [External] Committee of the Whole Agenda May 30, 2022 Item #3  
**Date:** May-30-22 9:43:52 AM

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Good Day

Am writing regarding item #3 of the Committee of the Whole Agenda for May 30th regarding 8274-8286 ISLINGTON AVENUE INC. OFFICIAL PLAN AMENDMENT FILE OP.22.003 ZONING BY-LAW AMENDMENT FILE Z.22.005 - 8270, 8274 AND 8286 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE.

Please accept this email as my form of correspondence to preserve my right to appeal said item above prior to Council rendering a decision.

Have previously communicated to Councillor Tony Carella asking him to motion for a Stakeholder/Working Group which should include applicant, city members as well as concerned residents.

Kindly confirm receipt of this email.

Franca Porretta  
[REDACTED] Birch Hill Road  
Woodbridge  
[REDACTED]

**C4**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [xiaowen zhang](#)  
**To:** [Alan Shefman](#)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] My family totally Against The Glen Shields Community Development !!!  
**Date:** May-27-22 2:42:28 PM

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To whom it may concern:

Our family has been living in this area for a long time, we are totally oppose the rezoning application of the property known as 80 Glen Shields Avenue. It will destroy our community. Please reconsider this plan. Thank you very much.

Wendy and Joe

|



**Glen Shields Ratepayers Association**

**You are invited to attend an IMPORTANT  
Community Meeting**

**When:** Wednesday, May 25, 2022

**Time:** 7:00-9:00 pm

**Location:** Rosemount Community Centre  
1000 New Westminster Road  
Thornhill, ON

**Purpose:** The proposed redevelopment of the Glen Shields Plaza will be explained by the Developer.

You are encouraged to ask questions and/or express your concerns.

**HOPE TO SEE YOU THERE!**

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**Second Meeting**

**Please note:** The Developer will be formally presenting the proposal to City Council at their meeting on

**May 30, 2022**

**7:00 pm**

**Vaughan City Hall**

**Keele and Major McKenzie**

**Everyone is encouraged to attend this meeting.**

You will have an opportunity to address Council regarding this proposed development. You must register with the City Clerk prior to this meeting if you wish to speak.



## NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.21.030

Zoning By-law Amendment File Z.21.058

**DATE & TIME OF HEARING:** Monday, May 30, 2022 at 7:00 p.m.

Watch the hearing live at:  
[Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

If you would like to speak at the meeting, either electronically or in person, please complete the Request to Speak Form and submit to [clerks@vaughan.ca](mailto:clerks@vaughan.ca).

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**THE DEADLINE TO REGISTER TO SPEAK OR  
SUBMIT WRITTEN COMMENTS ON THE ABOVE  
NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY  
BEFORE THE MEETING.**

**APPLICANT:** 1494096 ONTARIO INC

**DESCRIPTION OF SUBJECT  
LAND:** 80 Glen Shields Avenue (vicinity of Dufferin Street and Glen  
Shields Avenue) (Attachment 1).

**WARD:** 5

**PURPOSE OF THE  
APPLICATIONS:** The Owner has submitted Official Plan and Zoning By-law  
Amendment applications for the Subject Lands to permit the  
development of a 7 and 9-storey mixed-use residential building  
connected by a podium consisting of 155 dwelling units, 43  
independent living units, a day-nursery and ground floor retail  
uses.

**RELATED APPLICATIONS:** DA.21.072

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND  
IMPORTANT INFORMATION REGARDING PROCESS  
IMPORTANT INFORMATION



**C5**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [lxmzrc@yahoo.com](mailto:lxmzrc@yahoo.com)  
**To:** [Alan Shefman](#)  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] We don't want apartments built in Glen Shield community  
**Date:** May-27-22 2:37:53 PM

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To whom it may concern,  
Our Glen Shields Community is very much against this development.  
Official Plan Amendment File OP.21.030  
Zoning By-Law Amendment File Z.21.058  
Our family has been living in the Glen Shields Community for many years.  
Our kids go to local daycare and local schools.  
We are very much against this Development.  
Our neighborhood is a Single Family Residential Homes.  
Building 150 Rental Apartments and 50 Units for Seniors here will cause  
Lots of traffic  
Noise  
Pollution  
Disruption of daycare services  
Disruption of access to pharmacy.  
A lot of people who live in this area and enjoy access to pharmacy and day care do not drive  
and have no cars.  
That will put a lot of residents in a very uncomfortable and unacceptable situation during the  
construction period.  
We would highly appreciate if this builder could Pick a different location for his project.  
This is an area of Single Family Residential Homes and we would like to keep it this way  
Catherine

**C6**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Fleur Samson](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] 80 Glen Shields Avenue  
**Date:** May-27-22 1:37:47 PM

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To Whom It May Concern,

Re: Official Plan Amendment File OP.21.030  
Zoning By-law Amendment File Z.21.058


It is unnecessary to build a 7 and 9 storey mixed use residential building in this subdivision. Traffic is already heavy. Adding a higher volume of people into this area would overpopulate it.

There are multiple projects multi story buildings in nearby areas. Please do not add one in this neighbourhood.

Also, a large construction project would make it much more difficult for the residents in this area.

Please keep the Glen Shields plaza with businesses only.

Thank you.

Sincerely,  
Fleur Samson  
 Quaker Ridge Road

The proposed by-law change is not required. In fact, if allowed to be changed there is a risk of it being used as a precedent to build out of place developments in any single-family residential neighbourhood in Vaughan.

### **Setback & Heights**

Setbacks are intended to benefit the community. Setbacks are there to protect existing properties when a proposed building is oversized or exceeds a reasonable height for the neighborhood. By limiting the size of the buildings on the property it ensures neighbours and those who pass by it are not overwhelmed by an inappropriate structure during the day or its' illuminated mass at night. The expectation of those who live in or are visiting Glen Shields particularly those who use or have a view through Glen Shields Park is of an open horizon during the day and an unobstructed view of the night sky. The structure as proposed is imposing and out of place in this established residential neighborhood. The massing of the structure should be more sensitive to the existing context of the surrounding area. The parks and surrounding area should not be subjected to an out of place tower showing illuminated windows & balconies.

I stress modifying the Official Plan from Low rise mixed use **to** mixed rise mixed use and Zoning from Local Commercial C3 **to** Residential Apartment R3 would allow for an inappropriate development that does not consider the local pattern of lots, streets, blocks the size and configuration of lots, the building type of nearby residential properties, the heights and scale of nearby residential properties the setback of buildings from the street or the pattern of rear and side-yard setbacks. The requested structure's setbacks and height are inconsistent with the properties around 80 Glen Shield.

It ignores the established property which is described as

to the North: Glen Shields Park with low-density residential in the form of single detached dwellings and Marita Payne Park a little further north.

to the South: **Low-density residential in the form of single detached dwellings**

to the East: **Low density residential in the form of single detached dwellings.** A Community Centre and a Secondary School.

and to the West: **Low density residential in the form of single detached dwellings,** Public and Catholic Schools.

These existing areas continue to thrive and cannot be placed in peril. First by the dramatic construction that would be required over time and more importantly the likely long range failure of the retail spaces planned for the first floor.

It should be noted that the proposed lot coverage of 51% exceeds the requested R3 By-Law change which is 50% and that the development area of 5,890 m<sup>2</sup> is 73% of the 8,100 m<sup>2</sup> available.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-  
Official Plan Amendment File OP.21.030 - Zoning By-law Amendment File Z.21.058  
Joseph Brunaccioni

Appropriate height transition between intensification developments to any adjacent built properties or sensitive land shall be restricted 4 stories or less. The proposed height of 7 & 9 stories would have a significant negative impact on nearby properties and change the face of the Glen Shields community. The height and proposed building materials should be more in scale with the adjacent community so the expected views along Glen Shields and from the park are not sacrificed.

Lighting of the structure will have an adverse impact on the abutting existing residential properties and the view from within and from across the park. The current proposal will contribute to higher levels of noise within the immediate vicinity. The potential noise impact of the proposed development has not been reviewed and is not planned during until detailed design. Doing this after the By-law change is too late. The development should also aim to minimize the level of light polluting the surrounding area by minimizing the type the structure features i.e. exterior building lights, light from windows and balconies patios and roof warning beacons. (Builds 6 storeys or greater are required to be submitted to NavCanada and/or Bombardier for review)

The sun shadow study completed for the proposed development found the proposed mid-rise building will not negatively affect the surrounding low-rise dwellings in the area. This is not accurate and requires further study. The study shows shadows being cast and projected into the neighbouring park and **low-density residential single detached dwellings** to the east and west.

Developing the location with minimal changes to the Official Plan using the existing Zoning will assist the City in achieving its residential intensification target while not overdeveloping the site.

May 30, 2022

Oksana Majaski  
[REDACTED] Glen Shields Ave  
Vaughan Ontario [REDACTED]

## **Mayor and Council**

**Re: Proposed rezoning application - 80 Glen Shields Avenue.**

**I am speaking of the concerns of numerous members of the community who are strongly opposed to the proposed rezoning changes affecting 80 Glen Shields Avenue.**

**Residents feel betrayed as there was no community consultation and unclear communications. The only information of proposed changes was through door to door canvassing by members of the Glen Shields Ratepayers Association. This decision has too many negative ramifications for our community and should not be rushed. In light of this, more time is required for further community consultation and information gathering before a final decision for rezoning and redevelopment is made.**

**While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Glen Shields neighbourhood are completely opposed to the application to permit the development of a 9 and 7 story mixed used building comprising of 198 rental units with 225 parking spots.**

**The addition of this rental housing goes against the Vaughan Official Plan 2010 which permits a maximum height of 4 stories and a density of 1.5 times the area of the lot. The proposed parking does not meet**

**C9**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Cristina Barbascumpa](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Alan Shefman](#)  
**Subject:** [External] We object regarding the proposed development: Files OP.21.030, Z.21.058 and DA.21.072) at 80 Glen Shields Ave in Concord  
**Date:** May-27-22 1:36:57 PM

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Good day,

My name is Cristina Barbascumpa and I am representing the household at [REDACTED] Quaker Ridge Rd, Concord ON [REDACTED].

In regarding to the proposed development of 7 and 9-storey residential buildings (Files OP.21.030, Z.21.058 and DA.21.072) at 80 Glen Shields Ave in Concord, we would like to express the following objections:

1. The proposed buildings do not fit in the current neighbourhood which consists 100% of the residential houses.
2. Increased traffic for the current residents in the area.
3. Problems with traffic and access. Currently there is constant traffic at the main intersection Dufferin Street and Steeles Street and the proposed development will only increase the traffic and will impede the current residents to access their property.
4. The proposed development will devalue the existing properties.
5. Residential amenity - Noise, overshadowing and overlooking.
6. Loss of privacy or overlooking from proposed windows into your house or backyard.
7. Overpopulation in schools - lack of parking.

Most of our neighbours have similar concerns.

I can be reached at [REDACTED]

Thank you,

Cristina Barbascumpa



the by-law requirements. In fact, City of Vaughan Transportation Engineering Department did not accept their parking review for the proposed parking reduction. On-street parking cannot be counted towards parking requirements, all the required parking has to be provided on site.

This build will cause traffic and safety problems, create even more problems with schools that are already near capacity, destroy local wildlife habitat and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams north and south of Glen Shields is routinely blocked by traffic turning onto Dufferin Street during rush hour. The local neighbourhood traffic will disproportionately surge and will negatively impact safety for our seniors and our children, since students walk to and from school, generally accompanied by their elders. In general, the area traffic is continuing to increase as Glen Shields Ave is commonly used as a bypass to avoid Dufferin traffic.

Schools in the area are already near capacity, and the council should not approve these rental units that creates or exacerbates a situation that will cause school concurrency to fail for this proposed plan.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to stagnate or even drop in the area if these rental buildings are built. When rental properties get rundown, the whole neighbourhood suffers. We can see firsthand the state of the existing plaza. The owner simply has neglected the property, and

**C10**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Proposal re. 80 Glen Shields Ave.  
**Date:** May-31-22 8:57:40 AM

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**From:** Nourse [REDACTED]  
**Sent:** Monday, May 30, 2022 11:34 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Proposal re. 80 Glen Shields Ave.

Good Evening,

My name is Judith Nourse and my husband and I own and reside at [REDACTED]  
New Seabury Drive.

I was in attendance (online) for the meeting re. development proposal and would like to be informed of any future meetings and/or proposals re. the Plaza or anything re the Glen Shields as well as the Ward 5 area development.

Thank you,

Judith Nourse

**does not care to upkeep the property. Why would this be any different?**

**While I appreciate the city's desire to increase the number of residents and affordable housing, disrupting our community by constructing an out of place, high density development where long standing homes are situated is obtrusive. It is not the way to go about this.**

**Glen Shields is already the home to 136 rental town houses, we do not need another 198 rentals. It will be a hub for criminality and earning the Glen Shields neighbourhood an unsavoury reputation. Does the city really want this?**

**The Glen Shields community is made up of over 40 different languages, wonderful people, people who actually care about their community and each other, and are hardworking committed citizens.**

**I strongly urge you to disapprove the proposed rezoning, and from recent meetings and discussions with residents of the Glen Shields community, I know that my opinion is shared by many who have not managed to attend this meeting or write letters or emails.**

**Respectfully, I suggest that we work together collaboratively in a meaningful way that will enhance the Glen Shields community and benefit all parties.**

**Thank you.**

**C11**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] re 80 Glenshields file  
**Date:** May-31-22 8:58:13 AM

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**From:** Al Ruggero [REDACTED]  
**Sent:** Monday, May 30, 2022 7:21 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] re 80 Glenshields file

Good evening,

I live in the Glenshields area and am interested in the application regarding the 80 Glenshields application. I want to be kept informed regarding any documents such as the technical planning report once it becomes available and Committee and Council decisions related to this matter.

I plan to watch the Public Meeting scheduled this evening dated for May 30 2022 on line regarding this matter.

Al Ruggero  
[REDACTED] Marita Place

**C12**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Development on 80 Glen Shields Avenue ( vicinity Dufferin Street and Glen Shields Avenue )  
**Date:** May-31-22 1:10:23 PM

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-----Original Message-----

From: Genny Iori [REDACTED]  
Sent: Tuesday, May 31, 2022 1:06 PM  
To: Alan Shefman <Alan.Shefman@vaughan.ca>  
Cc: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; rosanna.defrancesco@vaughan.ca; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; glenshieldsratepayers@gmail.com; [REDACTED]  
Subject: [External] Development on 80 Glen Shields Avenue ( vicinity Dufferin Street and Glen Shields Avenue )

Good morning Councillor Sherman

One remaining question is still unanswered to the residents of Glen Shields. You have been negotiating / working with the developer and his team for more than a year. it was not once mentioned in any of your newsletters. Last evening all other council members stated no support for the proposal. It would mean a lot to the community for you to clarify your position. The developer must stay within the existing zoning by law. My feelings are shared by the majority of residents in Glen Shields. We don't appreciate the threat, that you continuously make regarding the OMB. Were all aware, but they also have standards to be met, and we are quite willing to speak at their hearing, if it comes to that.

Concerned Tax Payer

**C13**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Chris Mantelos: New Seabury Drive. concerned residents against 80 Glen Shields Ave. development re-zoning proposal. Agenda Item No. OP.21.030 and Z.21.058: Question on next steps in the process  
**Date:** June-03-22 11:35:09 AM

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**From:** Chris Mantelos [REDACTED]  
**Sent:** Friday, June 03, 2022 11:34 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Angela Alvarado [REDACTED]  
**Subject:** [External] Chris Mantelos: New Seabury Drive. concerned residents against 80 Glen Shields Ave. development re-zoning proposal. Agenda Item No. OP.21.030 and Z.21.058: Question on next steps in the process

Good day,

Concerning the subject matter lands in the subject line what are the next steps in the process at 80 Glen Shields Ave.?

My name is Chris Mantelos. My wife Angela Alvarado and I are writing this e-mail as a letter against the re-zoning proposal at 80 Glen Shields Ave.

Concisely, this proposal goes against and is contrary to the Vaughan Official Plan 2010 which permits a maximum height of 4 stories and density of 1.5 times the area of the lot.

Furthermore, the mixed use building will increase traffic congestion metres away from Dufferin Ave. (one of the top 10 most congested (busiest) streets in Canada). A mixed use building of 9 and 7 stories is suitable on a main street or in close proximity to other similar properties. I see no justification for the City of Vaughan to approve such a re-zoning proposal cited in my subject line. With no other mixed use buildings on Glen Shields Ave. And worsening the area by adding no add on value such as the upgrading of Glen Shields Park for example.

My wife and I and all Glen Shield area residents ask city council to refuse this re-zoning proposal and for the developer to withdrawal the re-zoning application at 80 Glen Shields Ave.

Enjoy your weekend,

Undersigned,  
Chris Mantelos  
Angela Alvarado  
New Seabury Drive.



**C14  
COMMUNICATION  
COUNCIL – June 28, 2022  
By-Law # 108-2022**

**DATE:** June 2, 2022

**TO:** Honourable Mayor and Members of Council

**FROM:** Gus Michaels, Deputy City Manager, Community Services

**RE:** COMMUNICATION, BY-LAW - Municipal Accommodation Tax, Short-Term Rental – Council Meeting, June 28, 2022

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**Recommendation**

That a technical amendment be made to the Municipal Accommodation Tax, Short-Term Rental By-law 183-2019 by renaming Part 17.0 Force & Effect and adding Part 18.0 Designation of By-law.

**Background**

Municipal Accommodation Tax, Short-Term Rental By-law 183-2019 (MAT, STR By-law 183-2019) was created in December 2019. MAT, STR By-law amendments are now consolidated on an ongoing basis to ensure regulations are accessible and transparent. In the course of a recent consolidation, staff identified an error in sections' referral within the last amendment to MAT STR By-law 183-2019, -- By-law 074-2022. This proposed amendment provides the necessary correction, accordingly.

For more information, contact Gus Michaels, Deputy City Manager, Community Services, ext. 8735.

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read 'Gus Michaels'.

Gus Michaels, CMM III, MLE Executive, Property Stds. Prof. GDPA  
Deputy City Manager, Community Services



**C15**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 27**

**From:** [Matthew Di Vona](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Cam Milani Milanigroup](#)  
**Subject:** [External] Parkland Dedication By-law Update (COW June 7, 2022 - Agenda Item #6.27)  
**Date:** June-07-22 9:56:20 AM  
**Attachments:** [PastedGraphic-4.png](#)  
[Teston Sands Draft Plan.pdf](#)  
[Rizmi Draft Plan.pdf](#)  
[Dufferin Vistas Draft Plans.pdf](#)

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Dear Clerks -

I am counsel to Dufferin Vistas Ltd., Teston Sands Inc., and Rizmi Holdings Limited. As such, I am writing on their behalf, in relation to their respective landholdings, as set out below.

## **I. 230 Grand Trunk Avenue**

Dufferin Vistas Ltd. is the owner of 230 Grand Trunk Avenue (Phases 1 and 2) (the “DV Property”). As Council may be aware, the DV Property is subject to two previous decisions of the OLT approving OPA, ZBLA, and Draft Plans for residential uses (see Dufferin Vistas Draft Plans attached).

As it relates to the DV Property, we have the following questions and concerns regarding the intended new Parkland By-law:

- A public trail/walkway has been approved on the DV Property. The City’s Staff Report and the proposed Parkland By-law make mention of full parkland credit for passive recreation uses, including, but not limited to, trails, *etc.* Please confirm that the proposed trail/walkway on the DV Property would qualify under the City’s proposed Parkland By-law for full (100%) parkland credit, subject to Council approval, and is not subject to any other standards or criteria; and
- As it relates to section 3(3)(e) of the proposed Parkland By-law, please confirm that if the City’s Official Plan is not updated to provide further applicable criteria, than this section shall be inoperative and will not affect the ability to provide parkland credits in the interim period.

## **II. 1600 Teston Road**

Teston Sands Inc. is the owner of 1600 Teston Road (the “TS Property”). As Council may be aware, the TS Property is the subject of a previous decision of the OLT approving OPA, ZBLA, and Draft Plan for residential uses (see Teston Sands Draft Plan attached).

As it relates to the TS Property, we have the following concern regarding the intended new Parkland By-law:

- Section 4(7) of the proposed Parkland By-law appears to disregard the applicability of section 51.1(4) of the *Planning Act*, whereby the City shall use a different valuation date for calculating cash-in-lieu of parkland, in certain circumstances. Section 51.1(4) of the *Planning Act* reads, as follow:
  - For the purpose of determining the amount of any payment required under subsection (3) or (3.1), the value of the land shall be determined as of the day

before the day of the approval of the draft plan of subdivision. [Emphasis added.]

- This would have specific application to the TS Property and OLT approval, which included conditions pdf approval that were negotiated and agreed to with counsel to the City dealing specifically with this matter, and presented to the OLT for approval on consent by all parties to that hearing, including the City.

### **III. 11333 Dufferin Street**

Rizmi Holdings Limited is the owner of 11333 Dufferin Street (the “Rizmi Property”). As Council may be aware, the Rizmi Property is the subject of a previous decision of Council approving a Draft Plan for Phase 1 for residential uses (see Rizmi Draft Plan attached).

As it relates to the Rizmi Property, we have the following concern regarding the intended new Parkland By-law:

- An underground storm water facility was approved in principle on the Rizmi Property. The City’s Staff Report and the proposed Parkland By-law make mention of full parkland credit for underground storm water facilities. Please confirm that the land encumbered by the underground storm water facility proposed on the Rizmi Property would qualify under the City’s proposed Parkland By-law for full (100%) parkland credit, subject to Council approval, and is not subject to any other standards or criteria.

We ask that Council direct staff to engage Dufferin Vistas Ltd., Teston Sands Inc., and Rizmi Holdings Limited, in order to resolve their respective concerns with the proposed Parkland By-law.

Please provide the undersigned with notice of the City’s decisions in this matter.

Kind regards,  
M.

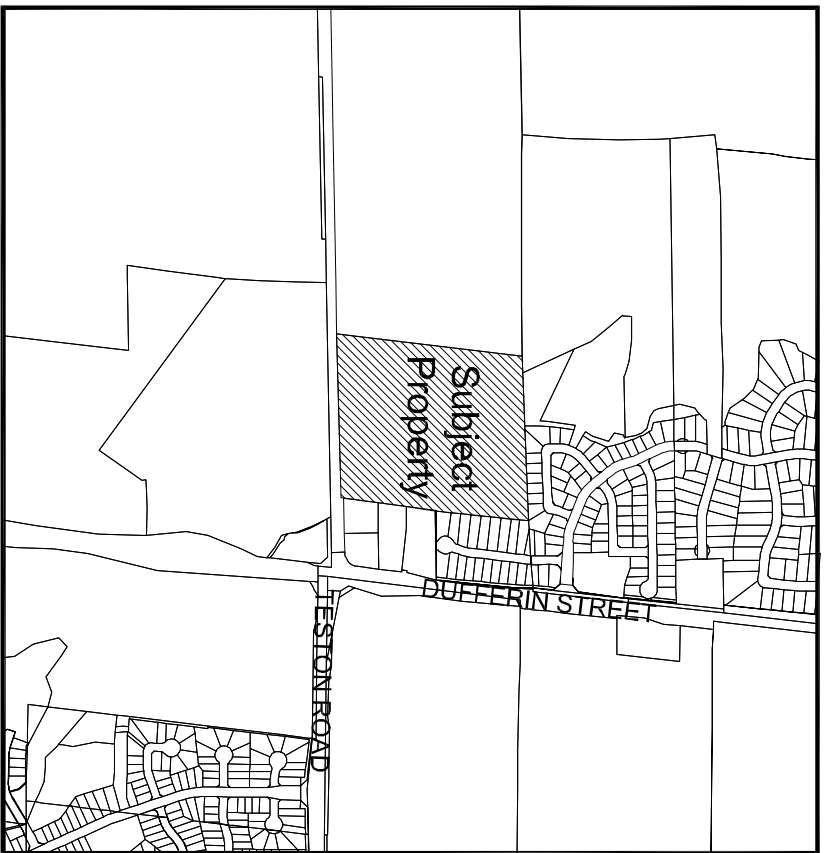
**Matthew A. Di Vona**



Di Vona Law Professional Corporation  
77 Bloor Street West, Suite 600  
Toronto, ON M5S 1M2  
Direct Line 416-562-9729  
[www.divonalaw.com](http://www.divonalaw.com)

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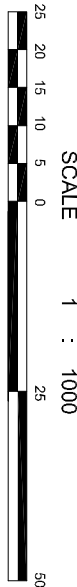




KEY PLAN

DRAFT PLAN OF  
PROPOSED SUBDIVISION

PART OF LOT 26  
CONCESSION 3  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK.



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREIN SHOWN, DO HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS SHOWN ARE CORRECT AND TRUE TO THE RECORDS OF THE CITY OF VAUGHAN AND TO SUBMIT SAME TO THE CITY OF VAUGHAN FOR APPROVAL.

DATE: July 11, 2017  
TESTON STRAITS INC.

SURVEYORS CERTIFICATE

DATE: July 11, 2017  
M.A. FISHER, Ontario Land Surveyor  
J.D. BARNES LIMITED (416) 861-1463

ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51(17) OF THE PLANNING ACT

- a) SHOWN ON PLAN  
b) SHOWN ON PLAN  
c) SEE KEY PLAN  
d) SEE KEY PLAN  
e) SHOWN ON PLAN  
f) SHOWN ON PLAN  
g) SHOWN ON PLAN  
h) MUNICIPAL WATER  
i) SAND AND GRAVEL  
j) MUNICIPAL SANITARY SEWERS  
k) NONE

STATISTICS

UNITS	%	AREA	%
12.00 m SINGLE DETACHED (LOTS 1-15, 20-24, 30-39)	79	87.78	3.46 ha
17.00 m SINGLE DETACHED (LOTS 21)	1	3.33	0.05 ha
18.00 m SINGLE DETACHED (LOTS 25 & 29)	2	3.33	0.12 ha
20.00 m SINGLE DETACHED (LOTS 16-20, 25-29)	8	8.89	0.47 ha
NATURAL HERITAGE (BLOCK 97)		5.63 ha	4.12
VEGETATION PROTECTION ZONE (BLOCK 98)		0.65 ha	4.75
WALKWAY/SWM ACCESS (BLOCKS 90 & 98)		0.04 ha	0.29
STORMWATER MANAGEMENT BLOCK (BLOCK 94)		1.04 ha	7.80
OPEN SPACE BLOCK (BLOCK 93 & 108)		0.46 ha	3.36
SOUND ATTENUATION BLOCK (BLOCK 93)		0.01 ha	0.07
0.3 m RESERVES (BLOCKS 91, 92, 99-107)		0.01 ha	0.07
ROAD WIDENING (BLOCK 95)		0.28 ha	2.05
ROADS		1.47 ha	10.75
TOTAL	90	100.00	100.00

7. Add Open Space Block 89; Add Lots 1-3	Jan 29, 2019
6. Revise Road Alignment at Lots 20-21, 27-29	May 4, 2018
5. Provide Larger Buffer Block	Apr 21, 2018
4. Add NH Block and SWM Block	Apr 16, 2018
3. Add 21 m Lots	Apr 4, 2018
2. Revise Road Alignments	Mar 27, 2018
1. Revise Plan Based on New Sinking of Woodlands	Jan 11, 2018

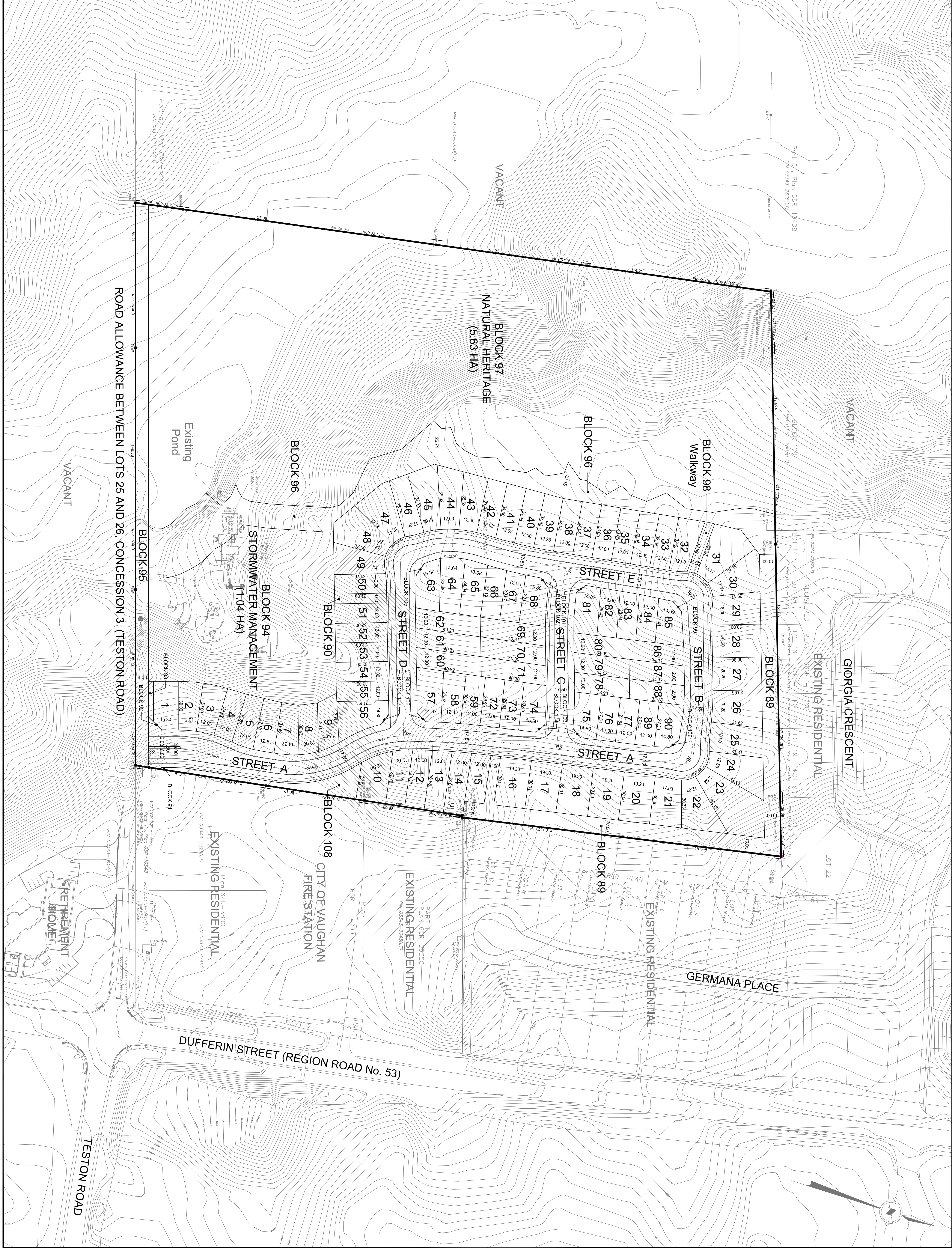
REVISIONS

Lucas & Associates  
Consultants in Planning and Land Development

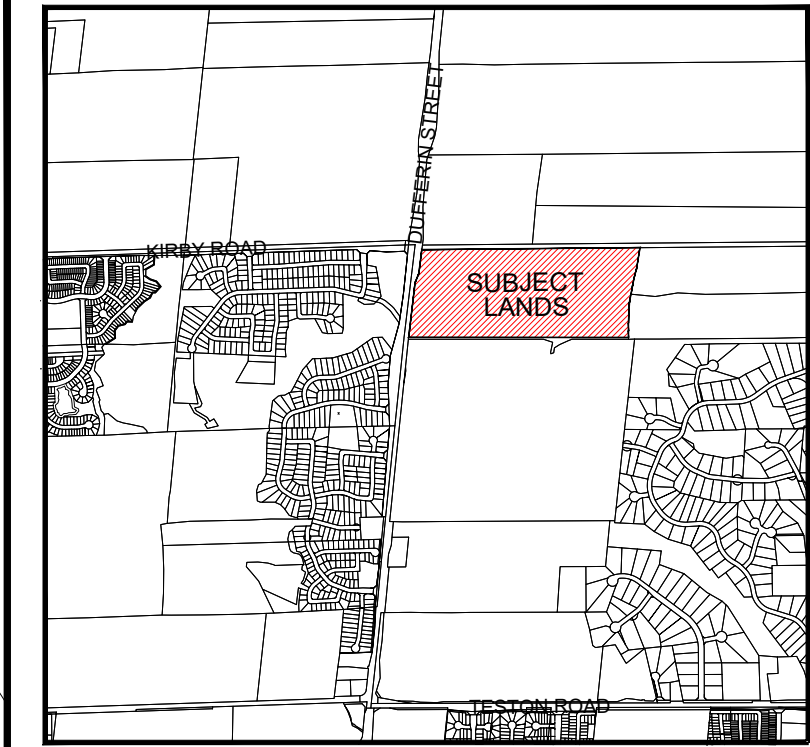
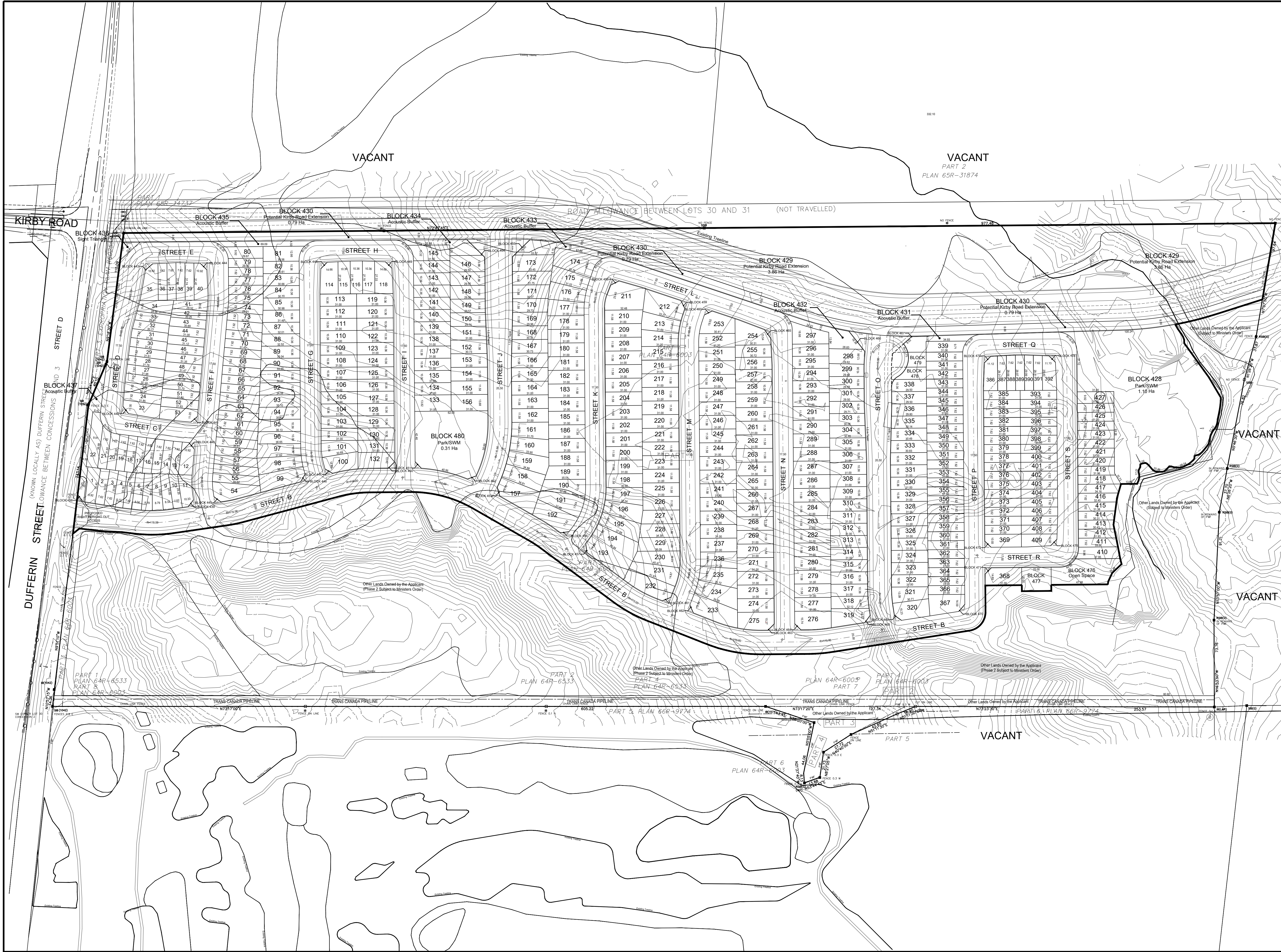
24 Debra Crescent, Barrie, Ontario L4N 3T1  
(705) 721-9635 Fax (705) 721-7367

DATE: December 2, 2016 DRAWN BY: G.J.L.

DWG NAME: DRAFT PLAN OF SUBDIVISION.DWG







DRAFT PLAN OF  
PROPOSED SUBDIVISION  
PART OF LOT 30  
CONCESSION 2  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

OWNER'S CERTIFICATE  
WE THE UNDERSIGNED, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE LUCAS & ASSOCIATES TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF VAUGHAN FOR APPROVAL.  
December 7, 2017  
DATE  
RIZMI HOLDINGS LIMITED

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP WITH ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
10-02-2018  
DATE  
SHANE RAJAKULENDRAN, O.L.S.O.L.P.

ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51(17) OF THE PLANNING ACT

- |                  |                              |
|------------------|------------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN             |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER           |
| c) SEE KEY PLAN  | i) SAND AND GRAVEL           |
| d) RESIDENTIAL   | j) SHOWN ON PLAN             |
| e) SHOWN ON PLAN | k) MUNICIPAL SANITARY SEWERS |
| f) SHOWN ON PLAN | g) NONE                      |

STATISTICS	UNITS	%	AREA	%
7.62 m SINGLE DETACHED (LOTS 1 - 80, 338 - 387, 389 - 427)	168	39.16	4.23 ha	15.50
10.36 m SINGLE DETACHED (LOTS 81 - 145, 254 - 258, 295 - 338)	116	27.51	3.94 ha	14.44
11.58 M SINGLE DETACHED (LOTS 146 - 253, 259 - 292, 388)	143	33.33	5.60 ha	20.53
FUTURE RESIDENTIAL (BLOCKS 478 - 479)	2	33.33	0.04 ha	1.15
OPEN SPACE (Acoustic Barriers) (BLOCKS 431 - 435, 437)			0.31 ha	1.14
OPEN SPACE (SWMP/Park) (BLOCKS 428, 476, 480)			1.51 ha	5.53
OPEN SPACE (Sanitary Pump Station) (BLOCKS 477)			0.05 ha	0.18
POTENTIAL KIRBY ROAD EXTENSION (BLOCKS 429 - 430)			4.65 ha	17.05
0.3 RESERVE & SIGHT TRIANGLE (BLOCKS 436, 438 - 476)			0.01 ha	0.04
ROADS			6.94 ha	25.44
TOTAL	429	100.00	27.28 ha	100.00

11. Correct Block Numbering and Statistics Table	04/09/20
10. Add Block 430 to Kirby Road Extension	03/09/20
9. Add Street O Cul De Sac, Revise Street D and E Bend	28/08/20
8. Add Block 478 (Sanitary Pumping Station)	19/08/20
7. Correct Statistics Table	12/08/20
6. Add Note to Other Lands Owned by Applicant	10/08/20
5. Fifth Submission	20/07/20
4. Fourth Submission	20/04/20
3. Third Submission	18/02/20
2. Correct Block Numbering; Adjust rear of Lots 101-102	04/12/19
1. Second Submission	08/07/19

REVISIONS

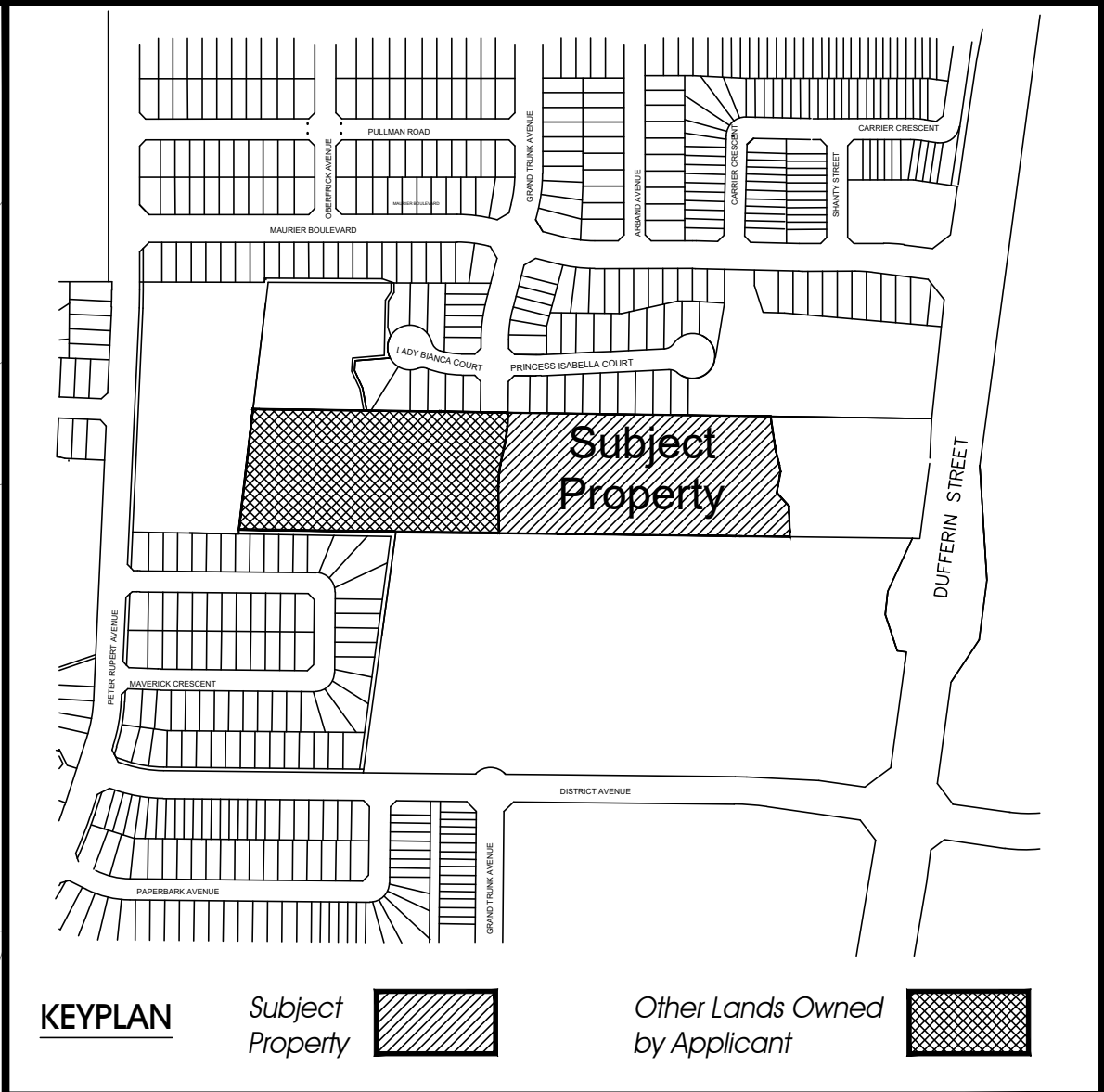
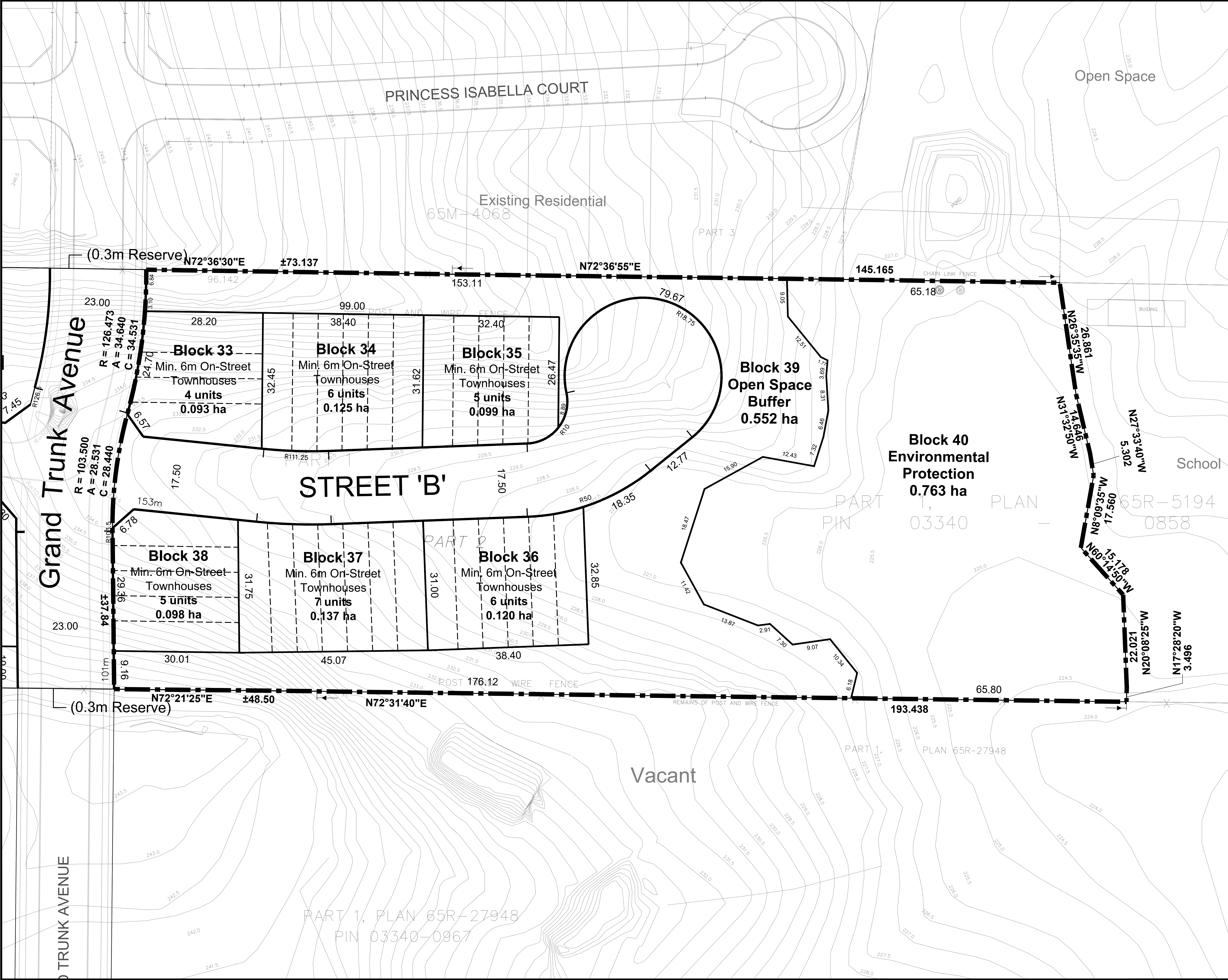
Lucas & Associates  
Consultants in Planning and Land Development

21 White Oaks Road, Barrie, Ontario L4N 5A2  
(705) 727-8335

DATE: November 15, 2017      DRAWN BY : G.J.L.

DWG NAME : RIZMI DRAFT PLAN OF SUBDIVISION.DWG





LAND USE - AREA TABLE		20187 - 54dp	October 13, 2021
On-Street Townhouses	Blocks 33-38	29%	0.672
Open Space Buffer	Block 39	24%	0.552
Environmental Protection	Block 40	33%	0.763
Roads		14%	0.332
Total		100%	2.319 ha±
ROADS			
17.5m Public R.O.W.	153 m		0.332
Total			0.332 ha

ESTIMATED UNIT COUNT	
Min. 6.0m On-Street Townhouse	33 units

**LEGEND**

■ ■ ■ Subject Property

**NOTES**

All dimensions are in metres.  
All area measurements are computer generated.  
All elevations refer to Geodetic Datum.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**

A, B, E, F, G, J - As Shown on Plan  
C - This represents the applicant's entire holding of undeveloped land in the vicinity.  
D - Residential Towns, Open Space Buffer, Environmental Protection, Roads.  
H - Municipal water to be provided.  
I - Sand and Gravel  
K - Municipal Sanitary Sewers  
L - None

**SURVEYOR'S CERTIFICATE**

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

D. Drakos, O.L.S.  
SCHNEFFER DRAKOS BENNETT LTD Day Month Year

**OWNER'S AUTHORIZATION**

I/we, **Dufferin Vista LTD**  
being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDs INC.** to prepare and submit a draft plan of subdivision for approval.

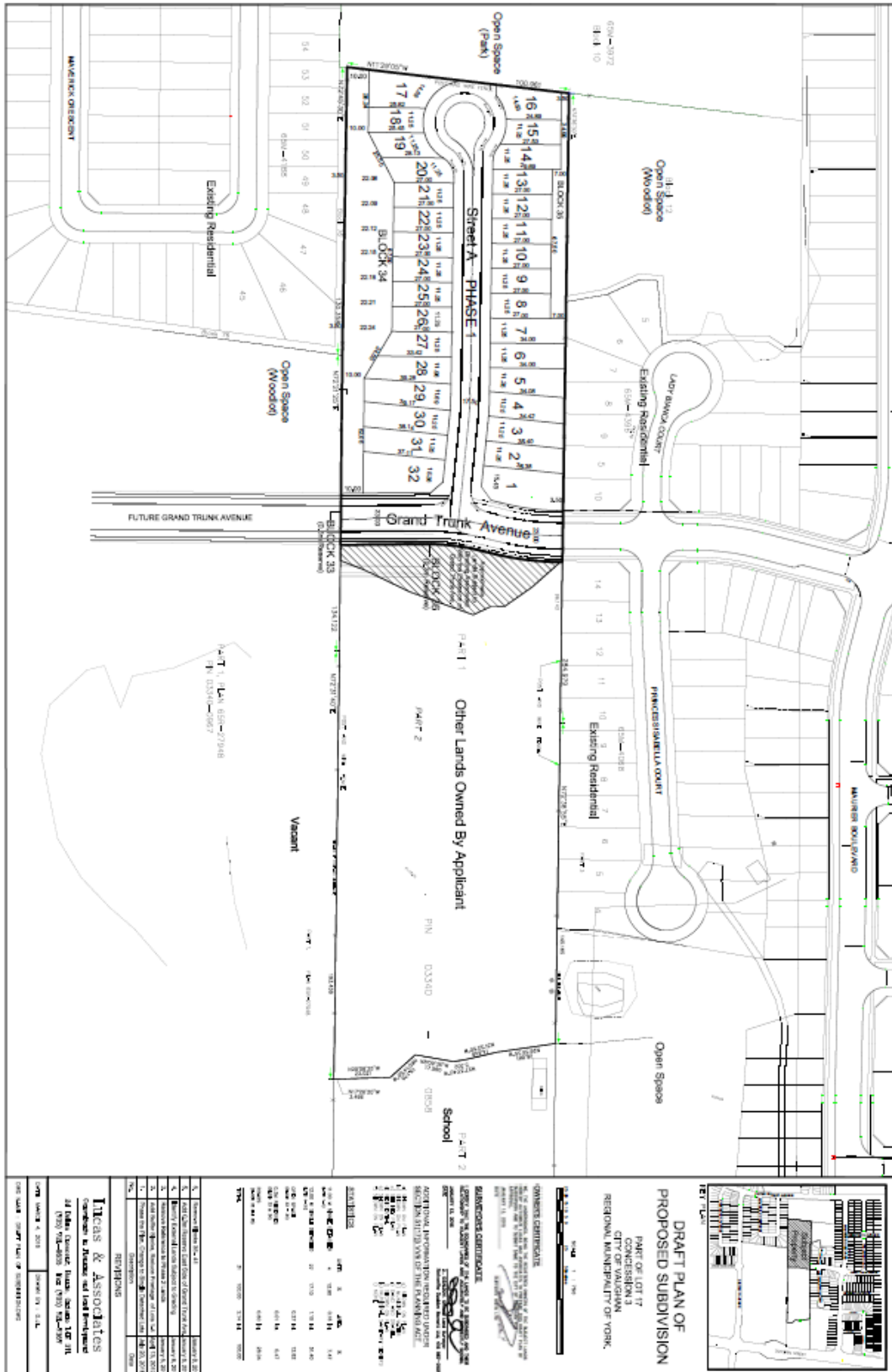
Signature Day Month Year

**DRAFT PLAN OF PROPOSED SUBDIVISION**  
**PART OF LOT 17**  
**CONCESSION 3**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**

**BOUSFIELDs INC.**  
3 Church Street, Suite 200  
Toronto, Ontario M5E 1M2  
P (416) 947-9744  
F (416) 947-0781

1: 400 Scale October 13, 2021 Date 20187 - 54dp Drawing Number

## ATTACHMENT 2





## Vellore Woods / Millwood-Woodend Rate Payers Associations Joint Deputation

Committee of the Whole  
Jun 7<sup>th</sup>, 2022

**Agenda Item 6.4: VAUGHAN NW RR PROPCO LP OFFICIAL PLAN AMENDMENT FILE OP.20.008  
ZONING BY-LAW AMENDMENT FILE Z.20.016 SITE DEVELOPMENT FILE DA.20.022 VICINITY OF  
MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD**

**Applicant: Smart Centres  
Files OP.20.008 and Z.20.016**

---

Good Afternoon, Mr Chairman, Deputy Mayor FERRI, Members of Council, Staff and Ladies & Gentlemen,

My name is Elvira Caria and on behalf of the Vellore Woods R.A, and Tim Soroichinsky of Millwood-Woodend Ratepayers Associations, please accept our comments as joint formal submissions regarding the above Item 6.4

We have reviewed the most recent submission by the applicant as well as the staff report, and offer the following comments.

We were shocked with the densities proposed in the proponent's initial submission on May 6 2020, which included an FSI of 4.1 for both Phases with building heights up to 24 storeys.

Our primary comment to the applicant was to reduce building heights and densities. Although the building heights were dramatically reduced in the resubmission, which we are very happy with, we still have some concern with the current FSI's in this proposal.

**Phase 1** (Seniors Supportive Living Building) still sits at 4.19 which is higher than the total FSI in the original submission. The permitted maximum FSI for this site is 2.0. Although there is limited flexibility to reduce the FSI in Phase 1 (the proponent did not reduce building heights or units for Phase 1), we are urging the applicant, and in fact, have had reassurance by Mitch Goldhar himself personally, that they will continue to work with us in **Phase 2** to get the FSI closer to the 2.0 allowable. It is our understanding that the OVERALL site FSI is 2.79, so



we are very confident that the applicant will in fact be able to achieve or work in good faith with us to continue to reduce the FSI overall. Our concern, which we have made abundantly clear, is that these types of approvals will be precedent setting and that is NOT what we will ever want to happen in our Community of Vellore.

The Staffing Report notes that ‘the development does not fully conform to the detailed Urban Design policies applicable to the Vellore Village district’. This is another key concern which is important to the community as we need to continue to respect the character of the historical Vellore Village which many previous applications have abided to.

Table 2 of the Staff Report notes 23 zoning exceptions. A few of the exceptions are excessive:

- Item ‘A’ Minimum front yard setback should be 7.5m according to the by-law standard. The proponent is requesting 0.7m set back for Phase 1 (Wing A).
- Item ‘N’ Minimum width of Landscaping Strip abutting streetline should be 6m; the proponent is proposing 0.5, for Phase 1.

Table 2 Item ‘W’ notes that the definition of ‘permitted uses above the 12 storeys is undefined’. The proponent has indicated that a mechanical room can be included above the 12<sup>th</sup> floor. The building elevations show that the roof housing mechanical is equivalent to another 2 storeys in height which gives the buildings an appearance of 14 storeys in height. We made it very clear in our meetings with the proponent that our community will accept a maximum building height of 12 storeys. We request that 2 floors be removed to achieve the total building height of 12 storeys. This will also help reduce FSI for Phase 2.

Overall, this is a work in progress, and we continue to work collaboratively with SmartCentres. They know our vision for this **Vellore Village District Centre**. They’ve heard it enough times. They also know how much pressure



lies on them to “get it right”. When you’re the first horse out of the gate, you MUST lead by example and set a high standard so that others who follow after you, clearly understand that nothing will be acceptable short of EXCELLENCE

We are here in support of moving this application forward, in good faith, ONLY under the clear understanding that there is still much to do ...

We can find ways to achieve the lower FSI .. we need to shave some density and the URBAN DESIGN is beyond crucial here ....

In 2003 when I sat on the original Vellore Village District Study we had a clear vision in our heads... That vision remains true today—and almost 2 decades later it is time to see it come to fruition...

Remember this and I have lived by this belief for over 20 years serving as a community volunteer ....

**DEVELOPERS DON’T BUILD COMMUNITIES**

**PEOPLE BUILD COMMUNITIES—THEY BUILD NEIGHBOURHOODS**

SmartCentres will be the FIRST to make the Vellore Village come to life...  
We say ....**GET IT RIGHT** .....

Sincerely

Elvira Caria

Chair, Vellore Woods Ratepayer’s Association

Tim Soroichinsky

President, Millwood-Woodend Ratepayers Associations



**C17  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (WS) - Report No. 29, Item 1**

07 June 2022

**City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario**

**Attention: His Worship Mayor Maurizio Bevilacqua and Members of Council  
Todd Coles, City Clerk**

**Re: Committee of the Whole (Working Session) June 8, 2022  
Item 5 – 1. City Approach on Non-Conventional Stormwater Management  
Infrastructure  
City of Vaughan**

We are writing as an independent consulting firm interested in development engineering matters that support development in the City of Vaughan.

Our review of the report to be presented before the Committee of the Whole on June 8, 2022, Item 5 - 1, is generally appreciated and welcomed. We agree that a policy needs to be formed and standards created to better capture the on-going evolution of stormwater infrastructure and any other infrastructure for that matter. However, we do have concern with the specific approach being proposed in the report, primarily with the recommendation for the City to continue with the interim approach requiring a financial contribution for the replacement costs of non-conventional stormwater infrastructure. The City should consider a flat per unit or lot rate in the interim, as a security deposit for non-conventional stormwater infrastructure in development proposals (i.e. where storm water management underground tanks are proposed instead of the conventional ponds). This flat rate contribution can remain in place until such time as the new policy is prepared with appropriate stakeholder engagement and ultimately approved by Council. The flat rate can be a simple calculated average per unit/lot cost based on the last three developments where their respective development agreements required a financial contribution for the non-conventional storm water management system. In addition, there is concern with the amount of budget being requested from the DC Reserve to create a non-conventional storm water management policy. The City currently owns and operates a number of underground stormwater management systems scattered throughout the City. There should be enough data and information readily available for a policy to be created in-house with support by an external consultant. Also, for comparison purposes, the entire engineering Design Criteria and Standards Update had a budget of approximately \$100,000 and the Stormwater Low Impact Development Guide had a budget of \$120,000.

Current City practice of reviewing non-conventional stormwater infrastructure includes a component of operation and maintenance as well as replacement cost of the infrastructure. Operation and maintenance consideration is a common practice among municipalities and should continue especially if

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a development proposes a much greater operationally dependent piece of infrastructure when there are alternative options that require less operational requirements. The concerning portion of the current City practice (interim approach) is the request for a financial contribution to account for the replacement cost of non-conventional stormwater infrastructure. Non-conventional stormwater infrastructure mentioned in the report has been accepted in the past and is currently being maintained by the City.

During the review of current development applications with non-conventional stormwater infrastructure, City staff are calculating a one-time contribution for replacement of the storm infrastructure with no policy or direction from Council. This is concerning when the fee being calculated for some developments is hundreds of thousands of dollars and could negatively hinder the development. It is equally concerning when this fee is not included in the fees and charges by-law nor is it contemplated in the Development Charges Act. The City needs to ensure there is appropriate authority to collect these fees. Furthermore, the fees for replacement costs have not been widely collected in the past for similar types of infrastructure. For example, the large underground storm water tanks currently in operation under the municipally owned park, Thornhill Green Park, off Beverley Glen Blvd (subdivision agreement from 2005).

The evolution of storm water management over the past 75-100 years for development in general has also not required contributions for replacement or even operational cost increases of, at the time, new non-conventional storm water management infrastructure. Examples include the changes in road design from ditched roads evolving to roads with curbs and catchbasins/sewers. Other examples include storm water discharging directly to creeks and watercourses with ditches and pipes which have since evolved to stormwater management ponds with large piped infrastructure, inlets, outlets, access roads etc. The evolution of storm water infrastructure, until more recently at the City, has not required a significant cost contribution to operation and maintenance and has certainly not required a development to contribute to future infrastructure replacement cost (of which the infrastructure may never be replaced for 100 years).

The report's recommendation to continue the City's current interim approach is also extremely time consuming and requires considerable staff resources for review and approval in various departments including Environmental Services and Development Engineering. This approach limits staff's time in reviewing development applications to meet planning timelines required under the Planning Act. Furthermore, the approach adds consulting costs compounded with the replacement cost contribution to the overall development – which continues to increase costs onto current homebuyers and limits affordable housing. The City must consider an alternative way to alleviate staffing and resource strain on the industry and continue to seek ways to limit increased costs for homebuyers. A flat rate per unit/lot fee should be quickly calculated by staff and used in all interim applications. The fee, which is retained as a security until the policy is in place, can be based on the average cost contributions paid per unit/lot of the most recent three developments (where their development agreements required a contribution because non-conventional underground storm infrastructure replaced the conventional storm water management pond). The security may remain in place until the policy is implemented and approved by Council.

The second recommendation in the report, requesting a budget of \$250,000 to develop a policy for non-conventional storm water infrastructure, in general, is warranted. However, the budget amount appears to be considerably inflated given that the Design Criteria and Standards Update budget that was

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included in past budgets was \$100,000. The Design Criteria and Standards Update included an entire overhaul of design standards and criteria which would include storm water management. In addition, the more recent Stormwater Low Impact Development Guide had a budget of \$120,000. Given storm water management and its associated infrastructure is already a component of the Design Criteria and Standards that was updated with a budget of \$100,000 and the Stormwater Low Impact Development Guide had a budget of \$120,000, why would a policy for non-conventional storm water infrastructure cost more than the criteria and guide?

Furthermore, the bulk of non-conventional stormwater infrastructure currently evolving as a result of land development, consists of concrete box culverts or concrete spans that are the same pieces of infrastructure that are widely used in conventional storm water management ponds, culverts and bridges throughout the City. The City currently maintains a vast network of these types of infrastructure components and would therefore have considerable experience and data to support their continued adaptive use along with the maintenance, operation and replacement costs associated with each. A majority of information can be gathered and the policy itself can be undertaken in-house without the need to procure external consultants. The budget should therefore be further reduced if it can be mostly completed by City staff.

Consideration should be made by Council to enact an interim flat rate per unit/lot fee to be held as a security for developments seeking to incorporate non-conventional stormwater infrastructure. Once the non-conventional stormwater infrastructure policy is passed by Council, the securities can be used as a basis of a payment should the new policy require any such payment. The budget to undertake this policy should also be reviewed given past similar and more exhaustive guides/criteria/policies were undertaken with less than half the budget request.

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

**ARN Project Management Inc.**



**Augusto R. Nalli, P.Eng.**  
ARN Project Management Inc.



07 June 2022

**City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario**

**Attention: His Worship Mayor Maurizio Bevilacqua and Members of Council  
Todd Coles, City Clerk**

**Re: Committee of the Whole (Working Session) June 8, 2022  
Item 5 – 2. Cost Sharing  
City of Vaughan**

We are writing as an independent consulting firm interested in development engineering matters that support development in the City of Vaughan.

The report prepared for information purposes on Cost Sharing (Item 5-2) was very well presented. It is also a good representation of cost sharing in general, from the early days of development in Vaughan i.e. Woodbridge Expansion area.

It was unclear from the report whether the City's involvement with private cost sharing agreements extends further than simply requiring developers to enter into established cost sharing agreements and obtain letters of good standing. We respectfully request that Council consider a more supportive and engaging role by City staff during the preparation and administration of cost sharing agreements. It would be irresponsible of any municipality to enforce a requirement of entering into private cost sharing without actually knowing what is being cost shared. This may expose the municipality to litigation and disputes in the future should private developers find issues in matters of the private cost sharing agreement.

Furthermore, Cost Sharing agreements are dynamic – they change over time as lands originally contemplated in the schedules are actually developed. These new lands may bring forth additional requirements as a result of regulation changes that may not have been originally contemplated in the original agreement. It is important for the City to be aware of these changes and engaged as the change occurs.

This dynamic nature of the cost sharing agreement holds a great responsibility – one that is currently placed on the Trustees and private administrators. There must come a time in the life of the cost sharing agreement when there is no further cost sharing possible or eligible. If this were not the case then the original owners of cost sharing agreements described in the report from the 1990's would continue to be seeking reimbursement for infrastructure they built 30 years ago.

Lastly, cost sharing agreements need to contemplate an area of benefitting lands that have been accommodated as part of the cost sharing agreement. It is however important to note that the benefitting land may not have been originally accommodated in the designs and construction of the infrastructure or cost sharing items. For example, a storm pipe may have been built by the original developer, which benefits everyone who connects to it however, the storm pipe may not have been designed to accommodate everyone. As such landowners upstream need to undertake their own studies, engage consultants and request necessary approvals for connection since they were never part of the benefitting area. If the cost sharing agreements and the benefitting area schedules are not monitored by the City, a developer may expand their benefitting area at leisure and request payment of infrastructure from all landowners even though the infrastructure was never designed or constructed to accommodate those landowners.

It should also be said that the Development Charge Act (DC Act) dictates what is eligible for cost sharing by development. The Development Charge is another form of cost sharing for the purposes of sharing City wide benefitting infrastructure for development. In specific local benefitting type infrastructure works, typically contemplated in landowner cost sharing agreements, the DC Act permits Area-Specific Development Charges. These Area-Specific Development Charges undergo a public process and public engagement that ensures transparency and equality for all landowners.

Cost Sharing Agreements in general, provide a benefit for the continued expansion and sharing of infrastructure to support the development of major blocks and expansion areas. There should be oversight and monitoring by the City to ensure the conditions requiring land owners to enter into cost sharing agreements are supported and are being fairly administered.

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

**ARN Project Management Inc.**

A handwritten signature in black ink, appearing to read 'Augusto R. Nalli', with a stylized flourish at the end.

**Augusto R. Nalli, P.Eng.**  
ARN Project Management Inc.

**C19**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [John Britto](#)  
**To:** [REDACTED]  
**Cc:** [Adelina Bellisario](#); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** FW: [External] Item 4 Fw: COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-  
**Date:** June-13-22 10:16:24 AM  
**Attachments:** [Deputation May 30 CoW 80 Glen Shields.pdf](#)  
[image001.png](#)

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Good morning:

Thank you for submitting the attached document, which you read during your verbal deputation on May 30 on the subject item.

In accordance with [Section 2.1 \(9\) \(d\) of Procedure By-law 7-2011 as amended](#), Communications received for a Committee of the Whole meeting after the deadline of noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

As your Communication was provided after the deadline, it will be forwarded to the Council meeting of June 28, 2022 and included with all other comments received to form part of the public record with respect to the matter.

Thank you,

John Britto, RMA, CME, PMPC  
Council / Committee Administrator  
P: 905-832-8585 Ext. 8637 | [john.britto@vaughan.ca](mailto:john.britto@vaughan.ca)

City of Vaughan | Office of the City Clerk  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca) <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)>  
**Sent:** Monday, June 13, 2022 9:10 AM  
**To:** John Britto <[John.Britto@vaughan.ca](mailto:John.Britto@vaughan.ca)>  
**Subject:** FW: [External] Item 4 Fw: COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-

lc

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**From:** Joseph Brunaccioni [REDACTED]  
**Sent:** Sunday, June 12, 2022 9:15 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Assunta Ferrante <[Assunta.Ferrante@vaughan.ca](mailto:Assunta.Ferrante@vaughan.ca)>



**Subject:** [External] Item 4 Fw: COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-

Please confirm the attached document, which I read during my verbal deputation on May 30 on the subject item will be included in the the list of communications shown for

[Committee of the Whole \(Public Meeting\) - May 30, 2022 \(escribemeetings.com\)](https://escribemeetings.com)

Thank you

Joseph Brunaccioni

----- Forwarded Message -----

**From:** Joseph Brunaccioni [REDACTED]  
**To:** Maurizio Bevilacqua <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; Linda Jackson <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Gino Rosati <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; Mario Ferri <[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)>; Marilyn Iafrate <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>; Tony Carella <[tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca)>; Rosanna DeFrancesca <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Racco <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; Alan Shefman <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>  
**Cc:** Gino Muia [REDACTED]; Glen Shields Rate Payers <[glen.shieldsraters@gmail.com](mailto:glen.shieldsraters@gmail.com)>; Mary Prospero [REDACTED]; Theodore Koutros [REDACTED]; Jean-François Obregón [REDACTED]  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca) <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>  
**Sent:** Monday, May 30, 2022, 11:30:31 p.m. EDT  
**Subject:** COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-

Attached is a full copy of my deputation.

I opened with

*The proposed by-law change is not required. In fact, if allowed to be changed there is a risk of it being used as a precedent to build out of place developments in any single-family residential neighbourhood in Vaughan*

and closed with

*Developing the location with minimal changes to the Official Plan using the existing Zoning will assist the City in achieving its residential intensification target while not overdeveloping the site*

It is imperative the Members of Council, Regional Councillors and Mayor follow through as they are now on record.

Thank you

Joseph Brunaccioni

The proposed by-law change is not required. In fact, if allowed to be changed there is a risk of it being used as a precedent to build out of place developments in any single-family residential neighbourhood in Vaughan.

### **Setback & Heights**

Setbacks are intended to benefit the community. Setbacks are there to protect existing properties when a proposed building is oversized or exceeds a reasonable height for the neighborhood. By limiting the size of the buildings on the property it ensures neighbours and those who pass by it are not overwhelmed by an inappropriate structure during the day or its' illuminated mass at night. The expectation of those who live in or are visiting Glen Shields particularly those who use or have a view through Glen Shields Park is of an open horizon during the day and an unobstructed view of the night sky. The structure as proposed is imposing and out of place in this established residential neighborhood. The massing of the structure should be more sensitive to the existing context of the surrounding area. The parks and surrounding area should not be subjected to an out of place tower showing illuminated windows & balconies.

I stress modifying the Official Plan from Low rise mixed use **to** mixed rise mixed use and Zoning from Local Commercial C3 **to** Residential Apartment R3 would allow for an inappropriate development that does not consider the local pattern of lots, streets, blocks the size and configuration of lots, the building type of nearby residential properties, the heights and scale of nearby residential properties the setback of buildings from the street or the pattern of rear and side-yard setbacks. The requested structure's setbacks and height are inconsistent with the properties around 80 Glen Shield.

It ignores the established property which is described as

to the North: Glen Shields Park with low-density residential in the form of single detached dwellings and Marita Payne Park a little further north.

to the South: **Low-density residential in the form of single detached dwellings**

to the East: **Low density residential in the form of single detached dwellings.** A Community Centre and a Secondary School.

and to the West: **Low density residential in the form of single detached dwellings,** Public and Catholic Schools.

These existing areas continue to thrive and cannot be placed in peril. First by the dramatic construction that would be required over time and more importantly the likely long range failure of the retail spaces planned for the first floor.

It should be noted that the proposed lot coverage of 51% exceeds the requested R3 By-Law change which is 50% and that the development area of 5,890 m<sup>2</sup> is 73% of the 8,100 m<sup>2</sup> available.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022-  
Official Plan Amendment File OP.21.030 - Zoning By-law Amendment File Z.21.058  
Joseph Brunaccioni

Appropriate height transition between intensification developments to any adjacent built properties or sensitive land shall be restricted 4 stories or less. The proposed height of 7 & 9 stories would have a significant negative impact on nearby properties and change the face of the Glen Shields community. The height and proposed building materials should be more in scale with the adjacent community so the expected views along Glen Shields and from the park are not sacrificed.

Lighting of the structure will have an adverse impact on the abutting existing residential properties and the view from within and from across the park. The current proposal will contribute to higher levels of noise within the immediate vicinity. The potential noise impact of the proposed development has not been reviewed and is not planned during until detailed design. Doing this after the By-law change is too late. The development should also aim to minimize the level of light polluting the surrounding area by minimizing the type the structure features i.e. exterior building lights, light from windows and balconies patios and roof warning beacons. (Builds 6 storeys or greater are required to be submitted to NavCanada and/or Bombardier for review)

The sun shadow study completed for the proposed development found the proposed mid-rise building will not negatively affect the surrounding low-rise dwellings in the area. This is not accurate and requires further study. The study shows shadows being cast and projected into the neighbouring park and **low-density residential single detached dwellings** to the east and west.

Developing the location with minimal changes to the Official Plan using the existing Zoning will assist the City in achieving its residential intensification target while not overdeveloping the site.

**C20**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (PM) - Report No. 26, Item 4**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Petition UPDATE  
**Date:** June-13-22 7:49:04 PM

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**From:** Shari Gouzvaris <[Shari.Gouzvaris@vaughan.ca](mailto:Shari.Gouzvaris@vaughan.ca)>  
**Sent:** Friday, June 10, 2022 4:43 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** FW: [External] Petition UPDATE

FYI

**Shari Gouzvaris**  
**Council Office Administrator**  
905-832-8585, ext. 8839 | [shari.gouzvaris@vaughan.ca](mailto:shari.gouzvaris@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Joseph Brunaccioni [REDACTED]  
**Sent:** June-10-22 1:10 PM  
**To:** [REDACTED]; Margaret Martins [REDACTED]; Bev Spagat [REDACTED]; Stelian Stanca [REDACTED]; BEVERLEY BELFER [REDACTED]; ChateauRidge Property Manager [REDACTED]; Luis Oliveira [REDACTED]; 2 & 8 Chateau Parc [REDACTED]  
**Cc:** Glen Shields Rate Payers <[glenshieldsratepayers@gmail.com](mailto:glenshieldsratepayers@gmail.com)>; Mark Abaya [REDACTED]; Theodore Koutros [REDACTED]; Jean-François Obregón [REDACTED]; Val Cristini [REDACTED]; Mary Prospero [REDACTED]; Gino Muia [REDACTED]; Naila Seunath [REDACTED]; [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Petition UPDATE

The petition **opposing** the rezoning application of the property known as 80 Glen Shields Ave has been submitted to the City of Vaughan with

**1854 signatures in total**  
**(1032 on-line plus 822 hard copy)**

The owner, 1494096 Ontario Inc., has applied to change the zoning to permit the development of a 9 and 7 storey rental / mixed used buildings comprising of 198 units and parking for 225 vehicles in two

underground levels.

The Glen Shields Ratepayers Association (GSRA) is grateful for your support and will keep you apprised of all further updates.

Gino Muia  
President GSRPA  
Joseph Brunaccioni  
Director  
June 10, 2022

**C21  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (2) - Report No. 30, Item 23**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] 1600 Teston Rd Committee of the Whole  
**Date:** June 20-22 4:14:02 PM  
**Attachments:** [IMG\\_0099.JPG](#)  
[IMG\\_0098.JPG](#)  
[197-02911 \(Ventana Homes\) - Subdivision Agreement/ADP71.pdf](#)

---

**From:** Cam Milani <cam.milani@milanigroup.ca>

**Sent:** Monday, June 20, 2022 3:37 PM

**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Clerks@vaughan.ca; Vince Musacchio <Vince.Musacchio@vaughan.ca>; Matthew Di Vona <matthew@divonalaw.com>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Frank Suppa <Frank.Suppa@vaughan.ca>

**Subject:** [External] 1600 Teston Rd Committee of the Whole

Dear Members of Council,

There is an inappropriate condition of approval relating to the "Dufferin Teston Landowners Group" that should not be part of this application. Our lands were NEVER identified as a benefitting owner of this front ending agreement in 2009 between these landowners. See attached map from the original agreement as well as the attempt at expanding it. The method of collecting from us was always meant to be done through Development Charges, as per the Schedule of the Subdivision Agreement between the City and Ventana Homes. See section 21.1.6.

Further, as per Schedule P1 of the attached agreement, should our lands "benefit" from pipes built by others, it is not any more or less than the entire area identified in the map. If this front ending agreement is going to be allowed to be expanded (which is inappropriate), it should be expanded to include this entire catchment area as it is this area "benefitting" from the pipes they built, not just us. They are disproportionately attempting to collect from us.

Importantly, Teston Sands has already paid its proportionate and equitable fair share for the servicing, etc., on these lands, by virtue of paying the full market value to the previous owner for lands that were not subject to a Cost Sharing Agreement, or identified in the benefitting area of a cost sharing agreement. As such, because the Landowner Group did not identify the Teston Sands lands within a benefitting area, Teston Sands did not identify any financial obligations in this regard during the due diligence process, which resulted in Teston Sands paying a greater market value for the lands. Simply put, Teston Sands has already paid its fair share and will not get a free ride.

I would ask that Council either delete conditions 49 and 82; or in the alternative

That cost sharing obligations be calculated by staff using the benefitting area identified in Schedule P1 and conditions 49 and 82 be modified to reflect that specific amount and that the City collects that amount on behalf of the Teston Dufferin Landowners.

Cam

--  
**Cam Milani II**  
Milani Group  
11333 Dufferin St., PO Box 663  
Maple, ON., L6A 1S5  
PH: (905) 417-9591 x 223  
FAX: (905) 417-9034



**CITY OF VAUGHAN**  
**SUBDIVISION AGREEMENT**

FILE: MACKENZIE RIDGE SUBDIVISION, 19T-03V11

DEVELOPER: VENTANA HOMES INC.

REG'D. PLAN NO. \_\_\_\_\_ DATE OF REGISTRATION: \_\_\_\_\_

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CITY OF VAUGHAN  
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CITY OF VAUGHAN  
SUBDIVISION AGREEMENT

THIS AGREEMENT made in duplicate this                      day of                      2009.

BETWEEN: VENTANA HOMES INC.  
a corporation incorporated under the laws of the Province of Ontario  
(hereinafter called the "Owner")

- and -

THE CORPORATION OF THE CITY OF VAUGHAN  
hereinafter called the "City"

WHEREAS the lands affected by this agreement are situated in the City of Vaughan in the Regional Municipality of York, being Part of Lot 27, Concession 3, being Draft Plan 19T-03V11, more particularly described in Schedule "G":

AND WHEREAS the Owner purports to be the owner of the lands and has obtained draft approval of a plan of subdivision thereof, hereinafter called "the Plan" a copy of which is attached as Schedule "A". One of the conditions of draft approval is that the Owner enters into a subdivision agreement with the City to satisfy all conditions, financial and otherwise of the City concerning the provision of roads, installation of services and drainage.

NOW THEREFORE this agreement witnesseth that in consideration of other good and valuable consideration and the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the City to the Owner (the receipt whereof is hereby acknowledged), the Owner and the City hereby covenant and agree as follows:

SECTION "1" FINAL APPROVAL OF THE PLAN

- 1.1 The City shall not give final approval to the Plan until the following materials have been received by the City Clerk:
- (a) All monies due to the City, as shown on Schedule "I", and all letters of credit guarantees as shown on Schedule "H".
  - (b) Evidence in a form satisfactory to the City that those Conveyances described in Schedule "K" which are external to the Plan have been registered in the Land Titles Office for York Region (No. 65), together with discharges of all encumbrances in respect of lands to be conveyed to the City in fee simple and postponements of all encumbrances in respect of easements to be conveyed to the City, all in a form which is satisfactory to the City. The Owner or its designate shall be authorized to execute any and all land transfer tax affidavits as agent on behalf of the City, in order to effect all Conveyances noted in Schedule "K", unless and until such time as the City has provided notice in writing in accordance with the requirements of this Agreement revoking said authorization.
  - (c) All documentation required in Section 21 by the City, prior to final approval of the Plan.
  - (d) Advice from the Chief Building Official that all applications to enter a restriction and consents on the transfer of lots as referred to in Section 21 have been received.
  - (e) Advice from the Commissioner of Community Services that the tree assessment study as referred to in Subsection 7.2 is satisfactory or advice that it is not required.

- (f) A certificate from an Ontario Land Surveyor listing the area and frontage, as per the zoning by-law, of each lot in the Plan to the satisfaction of the Director of Building Standards.
  - (g) Advice from the Director of Planning that all Planning Application Fees have been paid.
  - (h) Receipt of the executed development agreement with PowerStream Inc. referred to in Section 13.
- 1.2 Following final approval of the Plan by the Regional Municipality of York (Region) or the Ontario Municipal Board and its registration in the Land Registry Office for the Land Titles Division of York Region, the Owner shall proceed to construct and install municipal services and works for the Plan. The services and works are described in Sections 6 to 15 inclusive and are more specifically shown on the Construction Drawings listed in Schedule "B" and as listed in Schedule "C" with the specifications attached as Schedule "E" and the estimated cost thereof shown on Schedule "D". The word "services" when used in this agreement shall be deemed to refer to such municipal services and work. If other works described in this agreement are deemed to be services, the provisions of Subsection 16.2 shall apply to them.
- 1.3 "Final approval" as used in this agreement means final approval by the City unless otherwise specified.

## SECTION "2" FINANCIAL REQUIREMENTS

- 2.1 The Owner shall pay the cost of the services, including construction and engineering for the Plan, to the extent that the City shall not be required to pay any portion of the cost thereof unless specifically provided otherwise in this agreement. In the event that a claim for lien is filed under the Construction Lien Act, and the City could be thereby liable, then the City may draw upon the Municipal Services Letter of Credit (M.S.L.C.) and with the consent of the Owner, satisfy the claim or lien, or without the consent of the Owner pay the required sum into Court to the credit of the action. The Owner shall pay the City any costs or expenses which it may thereby incur and these may be recovered from the M.S.L.C. Prior to registration of this Agreement, the Owner shall pay to the City all costs to register this Agreement. The Owner further agrees to pay to the City any further costs incurred by the City as a result of the registration of this or any other documents pursuant to this Agreement. If payment is not made within (ten) 10 days of written notice to the Owner, the City may draw upon the M.S.L.C. for the required sum.
- 2.2 The Owner shall pay to the City and other authorities the amounts as shown on Schedules "I" and "J".
- 2.3 The Owner shall pay all outstanding taxes upon the lands in the Plan and current taxes for which a bill has been issued before final approval of the Plan. Taxes levied on the lands after final approval but prior to the lands being assessed as individual lots, shall be paid by the Owner, or the City may refuse to issue any further building permits until payment in full is made.
- 2.4 The Owner shall file with the City, prior to the final approval of the Plan, all letters of credit for the various amounts as shown on Schedule "H" to guarantee the construction and installation of the services.
- If the City or other authority is not provided with a renewal of a letter of credit at least thirty (30) days prior to its date of expiry, the City or other authority, may forthwith draw the full amount secured and hold it upon the same terms that applied to the letter of credit. All letters of credit required shall be in the standard form approved by the City.
- 2.5 Any letter of credit required by this section or Section 21 shall be reduced by the City or other authority in the manner shown in Schedule "H" unless otherwise noted.



- 2.6 If the City completes any work which is the responsibility of the Owner or incurs any expense, such as engineering or legal arising from some default on the part of the Owner, the Owner shall reimburse the City within 30 days of demand and if payment is not made, then the City may recover the cost from any letter of credit which is still in effect for the Plan.
- 2.7 The Owner shall pay the City development charges in accordance with the effective City Development Charges By-law.
- 2.8 If the Owner fails to complete the construction of any service, carry out any remedial work or maintenance work as and when required by this agreement or a notice given pursuant to it, the City may draw upon the letter of credit or security it holds to guarantee the performance of the obligation in question or upon the M.S.L.C. if it does not hold anything else, for its estimate of completing the work and do so at the expense of the Owner. The City may refuse to issue any further building permits until the breach of the agreement has been remedied. Notwithstanding that this agreement may require the Owner to complete construction of a service, remedial or maintenance work within a prescribed period, if the City in its absolute discretion deems it an emergency, the City may complete the work without prior notice to the Owner and at his expense. The cost may be recovered from the appropriate letter of credit or the M.S.L.C. The City shall advise the Owner within 7 days from the completion of the work by the City, of the nature and extent of the work done.
- 2.9 Where the Owner has posted a Municipal Services Letter of Credit in accordance with this Agreement and where the Owner enters into a contract with a contractor (the "Prime Contractor") to construct sanitary sewers and/or watermains and/or storm sewers together with any grading or road works associated therewith, including sidewalks and boulevards required to be installed by the Owner under this Agreement (the Works) provided that the Owner has notified the City in writing of the name of the Prime Contractor prior to the commencement of construction, and provided that the Prime Contractor operates at arm's length to the Owner and is not otherwise under the control of the Owner, the Owner acknowledges and agrees that the City may make payment to the Prime Contractor or into escrow from the Municipal Services Letter of Credit posted by the Owner subject to the following:
- (a) The Prime Contractor has delivered to the City a true copy of its invoice, addressed to the Owner for payment of the installation of the Works;
  - (b) Payment of the invoice has been owing to the Prime Contractor by the Owner for a period of at least ninety-one (91) calendar days or such longer period of time as may be set out for payment in the contract between the Owner and the Prime Contractor.
  - (c) The Owner's Consulting Engineer (the "Consultant") has certified that the work invoiced to the Owner by the Prime Contractor for which payment is sought from the City has been completed satisfactorily in accordance with the Owner's obligations under this Agreement, and has further certified the date upon which the Prime Contractor's invoice became due and payable under the Owner's contract with the Prime Contractor, and has further confirmed that the Prime Contractor has performed and continues to perform its obligations under the terms of its contract with the Owner;
  - (d) The Prime Contractor has delivered to the City's Director of Development/Transportation Engineering proof that the Prime Contractor has made written demand for payment to the Owner to which the Owner has not responded for a period of at least thirty (30) days beyond the ninety-one (91) day period set out in (b) above;
  - (e) Prior to any money being released from the Municipal Services Letter of Credit held by the City under this Agreement, the Prime Contractor shall execute a Release and Indemnity in a form satisfactory to the City, releasing the City, its councillors, officials, officers, employees, servants and agents (the Indemnified

Parties) from any and all claims the Prime Contractor may have against the Indemnified Parties and indemnifying the Indemnified Parties against any and all claims for loss arising from any source whatsoever resulting from the City's payment to the Prime Contractor or into escrow and agreement to be bound by the dispute resolution process pursuant to the Arbitration Act, S.O. 1991, c 17. as amended;

- (f) Under no circumstances will the City process a payment in favour of the Prime Contractor or into escrow unless the amount claimed is at least twenty-five thousand dollars (\$25,000.00);
- (g) The City shall be entitled to reimbursement of its administrative costs set at \$3,000.00 dollars which shall be deducted by the City from each payment processed in favour of the Prime Contractor hereunder or otherwise paid into escrow;
- (h) The Owner agrees that it shall not make any claims against the Indemnified Persons and hereby releases and indemnifies the Indemnified Persons of and from any claims arising from the release of any money drawn from the Municipal Services Letter of Credit posted by the Owner or as a result of any action taken under this Agreement provided that the provisions herein are met;
- (i) The Owner hereby acknowledges that the City's Director of Development/Transportation Engineering is authorized to call for the reduction of the Owner's Municipal Services Letter of Credit and to authorize payments to the Prime Contractor or otherwise into escrow of the amount in reserve if same is available where there exists a dispute between the Owner and the Prime Contractor all in accordance with the terms hereof;
- (j) The City shall not pay out any money in excess of the estimated value of all water, sewer, grading works and any road works associated with the said water, sewer, grading and road works including sidewalks and boulevards as set out in Schedule "D" of this Agreement less ten per cent (10%) of the total amount secured to be held for maintenance;
- (k) Under no circumstances will the City be obliged to draw down and pay the full amount of the Municipal Services Letter of Credit it holds under this Agreement; for greater certainty, the City shall not be left with less than one hundred per cent (100%) of the value of uncompleted Works plus ten per cent (10%) of the value of all completed Works;
- (l) If the City makes a payment or payments to the Prime Contractor or otherwise in escrow in accordance with this Agreement, the works for which the Prime Contractor receives payment from the City out of the Owner's Municipal Services Letter of Credit shall be credited toward the Owner's obligations under this Agreement less ten per cent (10%) on account of maintenance and less applicable administrative charges;
- (m) The Owner acknowledges that prior to the City making any payment to the Prime Contractor or into escrow from the Municipal Services Letter of Credit posted by the Owner, the City shall provide notification to the Owner's lender who has issued the Municipal Services Letter of Credit;
- (n) The Owner shall make explicit reference to the above clauses in any contract it enters into with a Prime Contractor for carrying out any of the works to be installed by the Owner under this Agreement;
- (o) The parties agree that if for any reason the City has released the Municipal Services Letter of Credit posted by the Owner under this Agreement or is unable to cash or access the Municipal Services Letter of Credit, there shall be no claim against the City available to the Prime Contractor;

- (p) Notwithstanding the foregoing provisions, in the alternative, the City shall pay monies from the Municipal Services Letter of Credit posted by the Owner into escrow on terms satisfactory to the City where the Director of Development/Transportation Engineering is notified in writing by the Owner prior to any payment to the Prime Contractor that a dispute exists between the Owner and the Prime Contractor regarding the Owner's payment obligation to the Prime Contractor. The Owner and Prime Contractor shall submit the matter in dispute to arbitration pursuant to the Arbitration Act, S.O. 1991, c. 17. as amended and the monies shall be paid out of escrow in accordance with the terms of the final award under the Arbitration Act, S.O. 1991, c. 17. as amended and the Owner and Prime Contractor shall have no further claim against the City;
- (q) If the Prime Contractor exercises its rights under the Construction Lien Act, R.S.O. 1990, c. C.30, the City shall not process any payments unless the Prime Contractor first releases any liens and obtains the court orders necessary to dismiss any actions arising out of those liens including any claims which may shelter under the Prime Contractor's lien;
- (r) If any of the Prime Contractor's subcontractors or suppliers exercise their rights under the said Construction Lien Act, the City shall not process any payments unless all such liens are first released and the court orders necessary to dismiss any actions arising out of those liens are first obtained by the Prime Contractor;
- (s) Prior to releasing any payment to the Prime Contractor the City shall require a statutory declaration from the Prime Contractor declaring that all of its subcontractors and suppliers have been paid in full;
- (t) The procedure set out in this section shall have no application in cases where and to the extent the installation of the Works is performed prior to the execution of this Agreement;
- (u) The Owner shall make explicit reference to the above clauses in any contract it enters into with a Prime Contractor for carrying out any of the Works to be installed by the Developer under this Agreement; and
- (v) The City shall have no obligation to pay the Owner's Prime Contractor except in accordance herewith.

### SECTION "3" INDEMNIFICATION

- 3.1 Until the assumption by-law is passed as herein provided, the Owner shall indemnify and save harmless the City and the Region or their employees from all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of the installation of any service required under this agreement, save and except for any damage caused by the negligence of the City or the Region or their respective employees. Prior to final approval of the Plan and prior to the commencement of any construction, the Owner shall file a certificate of its public liability insurance policy, in a form and the terms of which are satisfactory to the City, in an amount not less than \$5,000,000.00 showing the City as a named insured.

The policy shall be kept in force by the Owner until the assumption of services. If the services have not been assumed and the City is not provided with a renewal of the policy at least fifteen (15) days prior to its expiration date, then the City may arrange a public liability policy insuring the City upon terms satisfactory to the City and in an amount not less than \$5,000,000.00 at the expense of the Owner, which may be recovered from the M.S.L.C.

- 3.2 The Owner shall indemnify and save harmless the City from all actions, causes of actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any damage to the lands abutting the Plan or to any building erected thereon arising from or in consequence of any alteration of grade or level or by reason of any other work undertaken by the Owner in this development, except for work

ordered by the City and not approved by the Owner's consulting engineer, provided that it is completed to the satisfaction of the City.

If the City should incur any legal expenses by reason of an appeal from a decision of the Ontario Municipal Board in respect to the zoning by-law for the Plan, the Owner shall pay same forthwith or it may be recovered from the M.S.L.C.

- 3.3 Any garbage collection, snow ploughing, and salting, or any maintenance operations performed by the City, will not constitute assumption and the Owner absolves and indemnifies the City from any and all loss or liability of every nature and kind whatsoever in connection therewith, other than property damage and personal injury arising out of the negligence of the City or its employees.

#### SECTION "4" EASEMENTS AND CONVEYANCES

- 4.1 The Owner shall convey to the City and other authorities the lands and easements described in Schedule "K" free of encumbrances, without payment, and at no cost to the City unless otherwise noted. The conveyance of such lands and easements to the City shall be in a form approved by the City. Easements and deeds required by the Region, PowerStream Inc. or other authorities shall be deposited with the City Clerk by the Owner.

Acknowledgement and Direction: The Owner's Solicitor, or its designate, shall be authorized to execute any and all land transfer tax affidavits as agent on behalf of the City, and is authorized and directed to sign, deliver, and/or register electronically, on the City's behalf, all Conveyances and related documents as noted herein, unless and until such time as the City has revoked said authorization in writing, in accordance with the requirement of this Agreement.

- 4.2 As a condition precedent to the deletion of the Inhibiting Order referred to in paragraph 5.15 herein, the Owner shall register the conveyance of all lands and easements in accordance with paragraph 4.1 herein, and shall provide a solicitor's certificate of title together with such other evidence as may reasonably be required by the City, all in a form satisfactory to the City, at no cost to the City, evidencing compliance with the requirements of paragraph 4.1 herein.
- 4.3 If the City or another authority subsequently determines that dedications of lands or easements over lands either within the Plan or outside the Plan are required for drainage or other municipal purposes related to this development, other than those described in Schedule "K" then the Owner will endeavour to convey same on demand, free of encumbrance, and without payment.
- 4.4 If the Owner cannot acquire the lands or easements referred to in paragraph 4.3 for a reasonable sum, the City or other authority may insofar as it is legally empowered to do, expropriate same provided that the cost of expropriation including all of the appropriate authority's costs for any arbitration and compensation proceedings or in preparation therefore, shall be paid by the Owner. The estimated costs shall be paid to the appropriate authority prior to the commencement of any proceedings and an adjustment will be made upon completion. In the event that the Owner fails to deposit the estimated costs with the authority within seven days of demand, the City may refuse to issue any further building permits and may refuse a certificate of occupancy for any completed buildings.
- 4.5 If the City determines in its sole and absolute discretion, that any of the lands or easements conveyed to the City for municipal services are no longer required, then the City may reconvey said lands or easements to the Owner, and all costs and disbursements associated with said reconveyance shall be paid by the Owner.

#### SECTION "5" BUILDING PERMITS

- 5.1 No building permit applications shall be accepted for any lot or block until the Director of Building Standards has received the following materials:



- (a) Copy of the registered plan.
  - (b) A copy of the executed subdivision agreement.
  - (c) Certification from PowerStream Inc., or its successors and assigns, including the successor amalgamated hydro distribution utility (herein PowerStream Inc.) that the lots and blocks are adequately serviced and that all technical, financial and other requirements of the PowerStream Inc. have been satisfied.
  - (d) If the lot is subject to an easement, or is abutting a walkway, certification from the City Clerk that the required grant of easement, and/or the deed of the walkway have been executed in accordance with Section 4.
  - (e) Certification from the City Treasurer that all taxes levied on the lands have been paid, and that the financial guarantees of the City required by Subsection 2.4 are satisfactory and that all monies owing to the City have been paid.
  - (f) Copies of the approved subdivision Construction Drawings as described in Schedule "B" and approved Hydro drawings, and all reports required by Section 21.
  - (g) Certification from the Commissioner of Community Services that any required protective tree fencing has been constructed in accordance with Subsection 7.4.
  - (h) A certificate from the Owner's consultant, hereinafter referred to as "Consultant" stating that services have been installed in accordance with the Construction Drawings and this agreement to the extent that such lot or block is adequately serviced and written advice from the City that the services appear to have been completed.
  - (i) A copy of any acoustical report referred to in Section 21.
  - (j) If the application is for a residential unit which will have a sideyard of less than 1.2 m in width, evidence in a form satisfactory to the City that a restriction has been registered on the register that prevents its transfer without the consent of the City, which shall not be given until the City has been provided with evidence to its satisfaction, that there is an easement over the lands abutting such sideyard that permits adequate access for maintenance purposes, or that adequate arrangements have been made to ensure the registration of said easement.
- 5.2 Prior to the issuance of any building permit, the Planning Department shall be furnished with a satisfactory copy of the registered plan by the Owner upon which the said department shall designate the street number for each lot and block on the Plan and the Owner shall display the number at the front of each lot and block prior to, and during the construction of the building thereon, in a manner clearly visible from the road.
- 5.3 No building permit shall be issued on any lot until the first lift of asphalt and curbs, if required, have been constructed on the street upon which the lot fronts and on any other street on the Plan which must be used to provide access to the lot from an assumed public road and all required signs have been erected. The roads shall be constructed to the satisfaction of the City. There shall be no building permit issued for any building in the Plan until either the outfall sewers and water system required to service the Plan have been constructed and are available or until the City is satisfied that arrangements have been made for their completion.
- 5.4 Building permits will not be issued for a lot or block subject to an easement, or for a lot or block abutting such easement or a walkway block, until the required services have been installed within the limits of the said easement or walkway block and are operating properly.

- 5.5 The applicant for a building permit shall pay the City any water meter charges for a building prior to the issuance of the permit.
- 5.6 The approval of the City to the registration of the Plan and the execution of this agreement by the City, is not assurance that building permits will be issued on any of the lots or blocks as shown on the Plan so long as the requirements of this agreement have not been fulfilled.
- 5.7 The applicant for a building permit shall submit plans for the construction of the building as required by the City. If Section 21 requires that the building must include acoustical features for noise attenuation purposes, an acoustical engineer shall certify that they are included in such plans. The applicant shall also submit a site plan which includes the information required in Schedule "O" and the information shown on the Lot Grading Plan referred to in Schedule "B".
- 5.8 The site plan shall be approved by the Consultant, or any other Consulting Engineer satisfactory to the City, prior to application for a building permit with a certificate that the plan incorporates the information required by Subsection 5.7. If a revision to the Lot Grading Plan would improve a site plan without prejudice to the adjoining lots, the Consultant shall be allowed to make such revision provided that it is approved by the City at the time the building site plan is filed with the City. The Owner shall ensure that the grading and appropriate ground cover is completed in accordance with the approved site plan.
- 5.9 The approval of the Consultant as indicated by his certificate shall specify that the proposed lot grading complies with City Standards, the Lot Grading Plan and sound engineering principles, that the building design complies with storm, sanitary and water service requirements and that the size, location and depth of service connections are properly indicated on the site plan. The approval shall be indicated by endorsements, including the Consultant's stamp on the site plan. The Consultant shall complete the certificate in the form attached as Schedule "N1" and shall submit it to the Director of Development/Transportation Engineering prior to the application for a building permit for a lot.
- 5.10 An applicant for a building permit shall, when required by the said Director of Building Standards, submit soil tests on a lot in order to determine the suitability of the lands to sustain loads created from building and lot grading operations and shall provide the Director with certified copies thereof prior to the issuance of building permits and without charge.
- 5.11 An applicant for a building permit shall submit foundation drawings prepared by a consulting engineer approved by the City for any foundations to be built on fill or near a steep embankment or when so required by the said Director of Building Standards.
- 5.12 Although a building permit may be issued for the construction of a building, construction thereof shall not proceed above grade until the Consultant has certified that the building is proceeding in accordance with the approved plans and that the elevation at the top of foundation complies with the approved elevation shown on the plan on the basis of which the permit was issued. If required by the Director of Building Standards, the Owner shall provide the Director with details of the existing site elevations of a lot within 48 hours of written notice excluding weekends and statutory holidays. If the Owner fails to provide the said information the City may draw upon the M.S.L.C. for their estimate of the cost and then carry out the work necessary to obtain the required elevations.
- 5.13 In a residential plan of subdivision, an applicant for a building permit on a lot fronting upon a street for which a Completion Approval Notice has been issued pursuant to Subsection 16.3, shall deposit either cash or a letter of credit with the City, prior to the issuance of a building permit, to guarantee the cost of any remedial work required for completed services caused by the applicant, his contractors, employees, or workmen, including road cleaning, ponding, dust control, erosions and sediment controls, slippage controls and traffic control and to guarantee the completion of the lot grading according to the site plan referred to in Subsection 5.7. The deposit shall be in the amount of

\$5,000.00 per lot for three (3) lots or less, plus \$2,000.00 per lot for each lot exceeding three, to a maximum of \$50,000.00 (e.g. 21 or more lots). Any remedial work or lot grading shall be completed by the applicant within 48 hours of written notice from the City. If the deposit is not sufficient to cover the cost of the required work then the deficit may be recovered by the City by action against the applicant or in like manner as municipal taxes owing upon the said lot(s). The deposit or the remaining portion thereof shall be returned to the applicant when an occupancy certificate can be issued in accordance with Subsection 20.1 for the lot(s) without describing any uncompleted works, provided that when a certificate of occupancy cannot be issued for all the lots covered by the deposit, the deposit amount required for the remaining lot(s) for which occupancy certificates cannot be issued shall be recalculated based on the number of such lot(s) using the formula above, and any excess above the new deposit figure shall be returned to the applicant. If a letter of credit is filed, where this paragraph refers to a drawing on or repayment of the deposit it shall be deemed to refer to a drawing on or reduction of the letter of credit. If a Completion Approval Notice has not been issued for the street upon which the lot fronts but has been issued for a street which will be used for access to the lot then the applicant shall pay such deposit to guarantee any remedial work required for the latter street, subject to the conditions set out above.

- 5.14 In an industrial plan of subdivision, an applicant for a building permit shall deposit either cash or a letter of credit with the City, prior to the issuance of a building permit, to guarantee the cost of any remedial work required for completed services caused by the applicant, his contractors, employees, or workmen, including road cleaning, ponding, dust control, erosions and sediment controls, and slippage controls and traffic control and to guarantee the completion of the lot grading and landscaping according to the site plan referred to in Subsection 5.7. For development subject to a simple site plan agreement, the deposit shall be in the amount of \$25,000.00 per lot. For development subject to the City's complex site plan process, the amount of the deposit shall be determined by the City. Any remedial work or lot grading shall be completed by the applicant within 48 hours of written notice from the City. If the deposit is not sufficient to cover the cost of the required work then the deficit may be recovered by the City by action against the applicant or in like manner as municipal taxes owing upon the said lot(s). The deposit or the remaining portion thereof shall be returned to the applicant when an occupancy certificate can be issued in accordance with Subsection 20.1 for the lot(s) without describing any uncompleted works, provided that when a certificate of occupancy cannot be issued for all the lots covered by the deposit, the deposit amount required for the remaining lot(s) for which occupancy certificates cannot be issued shall be recalculated based on the number of such lot(s) using the formula above, and any excess above the new deposit figure shall be returned to the applicant. If a letter of credit is filed, where this paragraph refers to a drawing on or repayment of the deposit it shall be deemed to refer to a drawing on or reduction of the letter of credit.
- 5.15 The Owner shall not transfer any lands within the Plan until an inhibiting order, in a form satisfactory to the City, has been registered. No building permit shall be issued until the Owner has provided the City with satisfactory evidence that the order has been registered immediately following registration of the Plan.
- 5.16 Prior to the issuance of any building permits the requirements of Subsections 14.2, 14.3, 14.4, 19.2 and 19.3 shall have been met.
- 5.17 Notwithstanding that a building permit has been issued if a condition occurs which leads the chief building official to conclude that a report is incorrect or that additional information is required, the chief building official may cancel the building permit and refuse to issue further building permits until his concerns are satisfied.
- 5.18 Notwithstanding the provisions of Subsection 5.1, the City may issue model home building permit(s) provided that the land is zoned to the satisfaction of the City and that:
  - a) The conditions of paragraphs b, d, e, g, and h of Subsection 5.1 are fulfilled.
  - b) Hydro has confirmed that the building can be serviced to its satisfaction.

- c) The location(s) of the model home(s) have been approved by the City.
- d) The Plan required by Subsection 5.7 has been approved by the Consultant and the City has approved the Lot Grading Plan and is satisfied that adequate access is available.
- e) The building shall be completed so that the normal provisions of an occupancy certificate are fulfilled to the satisfaction of the Chief Building Official, and the lot grading, landscaping, and all required sidewalks and fences are completed for the lot in question to the satisfaction of the City as soon after completion of the building as weather permits. Otherwise, the provisions in Subsection 16.1 shall apply with any necessary changes.
- f) In no case shall a completed model home be transferred or occupied until all the other provisions of this agreement regarding issuance of building permits, occupancy certificates or transfer are fulfilled for the lot in question.
- g) Prior to the release of a building permit for any model home, the applicant for the building permit shall provide the City with satisfactory proof that a restriction has been registered that prevents the transfer of the lot without the consent of the City, which shall be given upon compliance to the satisfaction of the City with all the provisions of this agreement regarding the issuance of building permits, occupancy certificate or transfer for the lot in question. The number of model permits allowed shall be in accordance with Section 21.

#### SECTION "6" MUNICIPAL SERVICES

- 6.1 All services shall be designed and installations supervised by the Owner's consulting engineers (or by architects, landscape architects, or other professionals where applicable), hereinafter called the "Consultant", satisfactory to the City. Where this agreement requires the Consultant to file a certificate, it shall be in a form approved by and satisfactory to the City.
- 6.2 The Consultant shall obtain the approval of the City, the Region, the Ministry of the Environment, and all appropriate authorities required by Section 21 for the design of the services, including the drainage pattern, the provision of sewage treatment and water facilities, and any temporary or permanent works required by such authorities. Construction shall not commence until the City has given its approval and at least 48 hours written notice shall be given to the City prior to any work being commenced or resumed.
- 6.3 The Owner's contract with the Consultant shall include design, general supervision and resident supervision and shall require the Consultant to certify to the City that the services have been installed in accordance with the Plan and specifications and good engineering practice. The contract shall provide that the City may personally inspect the installation of the services and shall have the power to stop the work in the event that in its opinion, adjustment to the design is required to suit actual conditions not known at the time of approval, the work is being performed in a manner that may result in a completed installation that would not be satisfactory to the City, or the work has been commenced without its approval. All design drawings shall carry the seal and signature of the Consultant who is responsible for the designs.
- 6.4 The Owner, for purposes of the Ontario Occupational Health and Safety Act, shall be designated as a Constructor and shall assume all of the responsibilities of the Constructor as set out in that Act and its regulations. The Owner shall carry out or cause to be carried out all construction work in accordance with the requirements of the Act and regulations for construction projects.
- 6.5 Prior to awarding a contract for the installation of any of the services, the Owner shall file with the City, a list of the contractors and subcontractors or persons to be engaged in the installation of such services, and obtain the City's written approval prior to the commencement of any work, provided that such approval shall not be withheld



- unreasonably. No work shall be commenced by a contractor until he has filed with the City a certificate of public liability insurance in an amount satisfactory to the City, and in compliance with the requirements of Subsection 3.1. The Owner shall produce as requested copies of all contracts and change orders with the City for its approval before any work commences.
- 6.6 All work shall be carried out in accordance with the approved Construction Drawings as listed in Schedule "B", the specifications as set out in Schedule "E", the requirements of other authorities as required by Section 21, and the submitted contracts and work orders. The City shall resolve any discrepancy between any of these documents. The Owner shall pay for any tests of the soil and construction material required by the City at any time during the construction of a service.
- 6.7 Municipal services for adjoining developing lands may be connected to the services covered by this agreement with the written consent of the City, provided that the City shall be responsible for any damage caused by such connections unless it is due to faulty construction of the service by the Owner.
- 6.8 Any work undertaken by the Owner prior to the registration of the Plan shall not be accepted as a municipal service until such time as the Consultant has advised the City in writing that such work has been carried out in accordance with the City's specifications and the Owner shall expose or reconstruct any service if so required by the City. The City may inspect the installation of the services and may require the stoppage of work, if, in its opinion, adjustment to the design is required to suit actual conditions not known at the time of approval, the work is being performed in a manner that may result in a completed installation that would not be satisfactory to the City, or if the work has been commenced without its approval.
- 6.9 The Owner shall not connect any watermain or sewer to any existing municipal or private system without the written approval of the City. The Owner shall pay to the City on demand the cost of cleaning such system or of repairing any damage thereto if in the opinion of the City it was caused by the connection.
- 6.10 The Owner shall carry out at his expense, any temporary or permanent works that may be necessary to control ponding, dust, erosion, siltation or slippage conditions. The decision of the City as to what work is necessary, is final and binding.
- 6.11 The City may designate points of access and egress to the Plan during the period of construction of services and buildings and only those points shall be used for access or egress. Permanent type access control barricades shall be erected by the Owner at locations designated by the City prior to construction, and maintained during the period of construction.

## SECTION "7" TREES

- 7.1 The Owner shall plant trees on public property and landscape lands on the Plan as described in Schedule "C" and as shown on the approved Construction Drawings and complete same as described in Schedule "F", to the satisfaction of the City.

Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of this subdivision agreement. A drawing showing conceptual locations for boulevard trees is included as a Construction Drawing in Schedule "B" of this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a "tree fee" or any other fee which may be charged as a condition of purchase for the planting of trees. Any "tree fee" paid by purchasers for boulevard trees does NOT guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.

- 7.2 Prior to final approval of the Plan, the Owner shall prepare a tree assessment study to the satisfaction of the said City. The study shall include an inventory of all existing trees,

assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without the written approval of the Commissioner of Community Services.

- 7.3 The Owner shall cut down and remove from the lands in the Plan all diseased and dead trees in accordance with the approved tree assessment study. The decision of the City as to which trees are diseased or dead, and as to their manner of disposal shall be final.
- 7.4 All trees to be retained shall be fenced around the outside drip line of each tree in a manner approved by the City. Protective tree fencing shall be constructed prior to release of building permits, and maintained for the entire period of development or construction.
- 7.5 Any trees seriously damaged or removed without the permission of the City shall be replaced to the City's satisfaction by the Owner. The Owner shall undertake any grading, pruning and other remedial work which the City may reasonably require for a damaged or diseased tree or to maintain the existing condition of a tree or to protect property from damage due to a tree. The Owner shall complete the work within 7 days of written notice delivered to the Owner or his Consultant. If the work is not completed within such period, the City may undertake the work at the expense of the Owner and recover the cost from the M.S.L.C. If, in the opinion of the said City, work is required immediately, the City may undertake it without notice and recover the cost from the M.S.L.C.

#### SECTION "8" LOT GRADING

- 8.1 The Owner shall carry out all lot grading in accordance with the Lot Grading Plan referred to in Schedule "B", with the Lot Grading Criteria referred to in Schedule "O", and with the Site Plan referred to in Subsection 5.8. The Owner specifically covenants for himself and his successors or assigns including the individual homeowners, to do no work that will interfere with the approved grading.
- 8.2 Prior to the issuance of building permits, the Owner shall complete the overall grading of all lots and blocks in the Plan to elevations acceptable to the City.
- 8.3 The Consultant shall indicate on the Lot Grading Plan referred to in Schedule "B" all objects or conditions which would affect the construction or occupancy of the buildings, including the location and base elevations of existing trees, existing contours, proposed elevations for the lots and buildings, the degree and limits of slopes over 5 horizontal to 1 vertical, restrictions on building types, proposed road elevations and grades, and the locations of sidewalks, hydrants, valve chambers, catch basins, or other objects in the road allowance which would affect driveway locations and grades.
- 8.4 All public property within a road allowance, other than pavement or sidewalks, shall be top soiled and sodded by the Owner at his expense to the satisfaction of the City.
- 8.5 The Owner shall complete the works in the park and any open space lands on the Plan as described in Schedule "C" and as shown on the approved construction drawings.
- 8.6 The Owner shall cover all lands disturbed directly or indirectly as a result of development and which are not covered by road allowances, walkways, buildings, driveways, etc., with at least 100mm of topsoil, unless they are already so covered, and provide dust and erosion controls, to the satisfaction of the City.
- 8.7 (a) In every agreement of purchase and sale, the Owner shall reserve the right of the Owner or the City, notwithstanding the completion of the sale of a lot, to enter upon the said lot for a period of two years after the completion of the sale or until assumption of the services, whichever date is later, in order to carry out any lot grading work which in the opinion of the City is required. The City shall notify the Owner in writing of the work required and if the Owner does not acknowledge within 48 hours that the work will be done or if the Owner does so acknowledge but does not complete the required work within 14 days of the notice the City may enter upon the lands and proceed to do the work at the Owner's expense in accordance with Subsection 16.2, except that if written notice is given by the City

between November 1st of the first year and June 1st of the second year, the Owner shall complete the work prior to June 15th of the second year. If the City determines that an emergency exists, the City may proceed with the required work without notice at the expense of the Owner which may be recovered from the M.S.L.C.

- (b) If the grading of the lot has been completed and a certificate issued pursuant to Paragraph 20.1(c) and if the grading of such lot is satisfactory to the City's Development/Transportation Engineering Department then, subject to the provisions of paragraph(c), the Owner is no longer responsible for the grading of such lot, provided that if a complaint is received by the Department prior to the assumption of services about an alteration to the grading, it shall determine whether there is an adverse effect and the party responsible. If the subsequent owner of a lot alters its grade after certification, the Owner or the City is not responsible for the grading of such lot, and if the alteration adversely affects an adjacent lot, then the owner of the latter lot may enforce the provisions of this agreement which requires every owner to maintain his lot in accordance with the approved Lot Grading Plan. The Owner is not responsible for any grading defect occurring after the assumption of services.
  - (c) Notwithstanding that a lot has been graded in accordance with the approved grading plan, if the plan was approved on the basis of incorrect information, the lot shall be regraded by the Owner in accordance with a revised plan approved by the Consultant and the City, all at the Owner's expense.
- 8.8 If at any time prior to the certification of a lot pursuant to paragraph 20.1(c), a problem arises with respect to the grading of a lot, the Owner shall report to the Director of Development/Transportation Engineering in respect to it within 24 hours. If required by the Director, the Owner shall provide within seven (7) days of a written request, an "as built" grading plan prepared by his Consultant.
- 8.9 In the event that the Owner fails to grade any or all of the lots as required by the City or the Director of Development/Transportation Engineering or if he fails to provide the "as built" grading plan the City may draw upon the Municipal Services Letter of Credit for its estimate of the cost and complete the works or obtain the plan at the expense of the Owner.

#### SECTION "9" ROADS

- 9.1 All roads shall be constructed in accordance with the approved construction drawings and the City's then current specifications. The final lift of asphalt and top of curb shall not be placed until at least two winters after the base course unless the City approves in writing their construction prior to that time.
- 9.2 Each phase of the granular and stone bases shall be individually inspected and certified by the Consultant before the next granular or stone course or the base course of asphalt is laid.
- 9.3 All manholes and catchbasins or other appurtenances in the paved area of the road shall be temporarily set to base course elevations.
- 9.4 Prior to issuance of building permits, all grading associated with road construction shall be completed and provision made for the control of dust, erosion, siltation and slippage conditions.
- 9.5 The road allowances within the Plan shall be dedicated as public highways and the Owner shall convey them to the City without charge and free of encumbrance unless they are so dedicated on the Plan.

## SECTION "10" WATERMAINS

- 10.1 A complete system of watermains and appurtenances shall be installed by the Owner to service the lands included in the Plan as shown on the approved Construction Drawings and in accordance with the City's then current specifications.
- 10.2 The Owner shall adjust the grade of any or all water service boxes, valve chambers, valve boxes and hydrants as may be required by the City. Hydrants shall be painted to City specifications.
- 10.3 The use of water, watermains, valves, water services and hydrants and all appurtenances shall be subject to the City waterworks by-law, in force from time to time.

## SECTION "11" SANITARY SEWERS

- 11.1 A complete system of sanitary sewers and appurtenances shall be installed by the Owner to service the lands covered by the Plan as shown on the approved Construction Drawings and in accordance with the City's then current specifications.
- 11.2 No storm drainage system or downspout shall drain into a sanitary sewer.
- 11.3 The use of the sanitary sewers and sewer services shall be subject to the City's sewer by-law, in force from time to time.

## SECTION "12" STORM DRAINAGE

- 12.1 A complete system of storm sewers and appurtenances shall be installed by the Owner to service the lands covered by the Plan as shown on the approved Construction Drawings and in accordance with the City's then current specifications.
- 12.2 The use of the sewers and sewer services shall be subject to the City's sewer by-law, in force from time to time.
- 12.3 If the said drainage works result in drainage through other lands, if required by the City, all such work shall be carried out by the Owner by means of an open ditch or storm sewer of sufficient size for the drainage requirements of the drainage area. The design is to be based on the run-off expected from the said area when completely developed with buildings, pavements, sidewalks and parking areas and must meet with the requirements and approval of the City. The drainage works shall be completed by the Owner at his expense and the provisions of Subsection 16.2 respecting entry and completion by the City, payment of the City's costs and refusal of building permits shall apply. The City's costs include the cost of acquiring lands or easements and the City may draw upon the M.S.L.C. for its estimate of the cost of acquisition, including all costs related to an expropriation, prior to any entry on the lands.
- 12.4 If a building is located on a street serviced by a storm sewer designed to accommodate foundation drainage, or by a foundation drain sewer, such drainage shall be carried to the sewer by a sewer connection. If the storm sewer is not so designed, then the foundation drainage shall not be connected to the sewer. In all cases, the roof drainage shall discharge onto splash pads in the front yard distant at least 1m from the sideyard unless the Director of Building Standards determines that, because of site specific conditions, the drainage may be discharged at another point. All such sewer connections shall be installed by the Owner in accordance with City specifications and design standards as described in Schedule "E".

## SECTION "13" POWERSTREAM INC.

- 13.1 The Owner shall construct all facilities and appurtenances in accordance with the requirements of PowerStream Inc. with respect to the design, installation, connection and/or expansion of electrical distribution systems, connection assets and any other electrical distribution infrastructure. The Owner further agrees that all lands shall be serviced by underground electrical distribution systems and related infrastructure in



accordance with City of Vaughan standards. The Owner shall enter into and execute a development agreement with PowerStream Inc. prior to final approval and registration of the Plan on terms satisfactory to PowerStream Inc..

#### SECTION "14" STREET NAMES AND SIGNS

- 14.1 Permanent street name signs and all traffic signs shall be erected and paid for by the Owner in accordance with provisions of this agreement.
- 14.2 Prior to the issue of a building permit for a lot on a street, the Owner shall erect on such street to the satisfaction of the City:
  - (1) Street name signs which shall be maintained by the Owner.
  - (2) Temporary signs warning motorists that the new roads are not assumed.
  - (3) Permanent traffic signs.
  - (4) "No Dumping" signs along parkland frontage.
- 14.3 The Owner shall erect a temporary painted sign on wood backing to identify each lot and block on the Plan which shall be clearly legible from the street. The Owner shall erect the sign prior to the issuance of a building permit for the lot and maintain it until the building is occupied and the permanent street number displayed.
- 14.4 Prior to the issue of any building permit, the Owner shall advise builders and purchasers of lots in the Plan, by the installation of a sign or signs on the property, of the intended use of the lands being conveyed to the City or other authorities, other than road widenings or 0.3 metre reserves. Such signs shall also be erected on blocks zoned so as to permit any use other than single family dwellings.

#### SECTION "15" SIDEWALKS, WALKWAYS, DRIVEWAYS, FENCES, ETC.

- 15.1 The Owner shall construct the sidewalks, walkways, driveways, fences and all other services shown upon the approved construction drawings and also those described in Schedule "C", to the satisfaction of the City.

#### SECTION "16" COMPLETION OF SERVICES

- 16.1 The services shall be installed in accordance with the work schedule attached hereto as Schedule "F" and if the work is not performed in accordance with the schedule, it shall be considered as "failing to proceed with reasonable speed". Provided that if the work is delayed by a strike, act of God "force majeure" or similar occurrence, the completion date shall be extended by the period of such delay.
- 16.2 Notwithstanding the provisions of Section 16.1 and Schedule "F", in the event that the Owner fails to install services covered by this agreement as and when required by the City or having commenced to install the services, fails to proceed with reasonable speed, or if the services are not being installed according to the specifications and requirements of this agreement, in addition to any other remedy, upon the City giving seven (7) days written notice to the Owner, and if the Owner has not commenced to rectify the deficiency and does not continue, in the opinion of the City, to work diligently to rectify the deficiency, the City may draw upon the M.S.L.C. for the estimated cost of the works and enter upon the lands in the Plan and proceed to supply all materials and to do all necessary works in connection with the installation of the services, including the repair or reconstruction of faulty work and the replacement of materials not in accordance with the specifications, and to charge the cost thereof, together with an engineering fee on the cost of such materials and works to the Owner. Such entry by the City shall be as agent for the Owner and shall not be deemed, for any purpose whatsoever, as an acceptance or assumption of the services by the City.

16.3 A Completion Approval Notice shall be issued by the City upon completion of all municipal services in the Plan, or in an area of the Plan approved by the City, upon receipt of the following materials:

- (a) A complete set of "as-built" construction drawings and design sheets for the services, of a type and in a condition acceptable to the City.
- (b) A certificate from the Ontario Land Surveyor that all standard iron survey bars as shown on the registered plan are in place.
- (c) A letter of credit for the performance and maintenance of the services as shown in Schedule "H".
- (d) A completion certificate from the Consultant as to the satisfactory completion and testing of each one of the underground and above ground services described in Schedule "C". This certificate must be signed and be stamped by a Professional Engineer licenced to practice in the Province of Ontario.
- (e) Affidavits of the actual total cost of the services, including all extras and the Owner shall pay the City any increase in the estimated 3 ½ % engineering fee as shown on Schedule 'I' or be refunded any overpayment”.
- (f) A complete set of "as built" boulevard tree planting plans and landscape plans of a type and in a condition acceptable to the Commissioner of Community Services.
- (g) A certificate from the Landscape Architectural Consultant, certifying the satisfactory completion of the boulevard planting and of all other landscaping in the Plan in accordance with the specifications and the approved construction drawings and that the plant materials have been installed for a period of at least twelve (12) months. This certificate must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A.).
- (h) A certificate from a professional Ontario Land Surveyor identifying that all fencing, including concrete footing are located in completely on the private lands and totally clear of any 0.3 metre reserve in accordance with the approved Construction Drawings;
- (i) A structural certificate from the Engineering Consultant certifying the satisfactory completion of the acoustical fencing in accordance with the specifications and the approved Construction Drawings. This certificate must be signed and stamped by a Professional Engineer licensed to practice in the Province of Ontario; and
- (j) An acoustical certificate from the Engineering Consultant certifying the satisfactory completion of the acoustical fencing in accordance with the approved noise report recommendations, specifications and approved Construction Drawings. The certificate must be signed and be stamped by a Professional Engineer licensed to practice in the Province of Ontario.
- (k) A certificate from the Engineering Consultant certifying that the driveways on Lots 2, 4, 6, 8, 9 ,15, 23 to 27 both inclusive, 30 to 32 both inclusive, 34, 35, 39 to 42 both inclusive, 45 to 47 both inclusive, 51 to 54 both inclusive, 56 to 59 both inclusive, 61, 63 to 65 both inclusive, 68, 70 and 72 to 74 both inclusive on Schedule “A”, have been constructed with permeable concrete pavers in accordance with the approved Construction Drawings.

16.4.1 Notwithstanding the provisions of Subsection 16.3 the Completion Approval Notice shall not be issued until:

- (a) The City has made a verification inspection with the Consultant. If the inspection of the service reveals that it or any part thereof, requires cleaning or repair, then this shall be carried out by the Owner forthwith. If the inspection reveals that although the services may have been constructed in accordance with the approved

drawings and specifications, the completed work does not function to the satisfaction of the City, the Owner shall complete any remedial or additional work which the City may require.

- (b) Adequate lot grading and ground cover exists on the entire site to prevent ponding, dust, erosion, siltation and slippage conditions.
- (c) Construction and landscaping of at least 85% of the building lots in the Plan has been completed, provided that the City may issue the notice if less than 85% has been completed, if in its opinion the situation justifies it.
- (d) The Consultant has certified that the remaining lots, not built upon and landscaped, have been rough graded and are free draining in accordance with the Lot Grading Plan, and meet the conditions of (b) above.
- (e) The Consultant has submitted a complete set of the Storm Water Management Facility – SWM Soft Data Requirements, if applicable, to the satisfaction of the City including the following:
  - (i)
    - New Facility Information Data
    - Drawing(s)
    - SWM Design and Facility Operation Maintenance Report
    - Digital Photos of SWM Facility
    - GIS Shapefile
    - Auto CAD Drawing(s)
    - General Facility Information Survey
  - (ii) Bathymetric survey of any wet SWM Pond
  - (iii) Certificate from the consultant confirming that the accumulated sediment in the SWM facility has been removed and the available storage volumes meet the design requirements.
- (f) Upon completion of the installation of the Non-Aquatic Planting, the City shall receive a certificate from the landscape architectural consultant, certifying the satisfactory completion of the SWM pond(s), Non-Aquatic Planting in the lands in accordance with the specifications and the Construction Drawings and that the non-aquatic plant material have been installed. This certificate must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A.).

The Owner shall maintain the Non-Aquatic Planting for a minimum of 24 months, to the satisfaction of the City.

16.4.2 Notwithstanding the above paragraph(d), if the Director of Development/Transportation Engineering advises the City that the certificate is incorrect, the Completion Approval Notice shall not be issued until all deficiencies are remedied.

16.5 The date of the Completion Approval Notice shall be known as the "completion date" whereupon a guaranteed maintenance period shall commence.

16.6 The guaranteed maintenance period shall be a period of not less than 13 months but shall continue until the assumption of services. The Owner shall maintain the services in accordance with the approved construction drawings listed in Schedule "B" and in good operating condition. The Owner shall make good any defacement, imperfection or damage resulting from any cause whatsoever other than the negligence of the City or its employees. The decision of the City is final as to the nature and cause of such imperfections and the necessity for remedial action. The Owner shall commence the necessary work within seven days of written notice from the City and continue in the opinion of the City to work diligently to complete the works.

## SECTION "17" MAINTENANCE OF SERVICES

- 17.1 No debris, junk, rocks, stumps, dead trees or fill of any kind shall be deposited on public property or vacant private property or vacant school sites and the Owner shall remove such materials at his expense after being notified to do so by the City. The Owner shall maintain all lands owned by the Owner, including trees and shrubs, grass and weed cutting, and annual spraying for weed control, and also similarly maintain all public and vacant private lands until the services are assumed. Notwithstanding the provisions of this paragraph, clean fill and top soil may be deposited on any lands with the written consent of the City for a period not exceeding 6 months from the date of issuance of the first building permit on the Plan. Such period may be extended by the City. Such maintenance by the City shall not be deemed an acceptance or assumption of municipal services.
- 17.2 The Owner shall maintain all roadways and streetlighting in the Plan in a proper condition for vehicular traffic during all phases of construction and shall keep roadway surfaces, and all ditches, catch basins, storm and sanitary sewers and appurtenances clear of dust, mud, refuse, rubbish and other litter until the services are assumed by the City. Prior to assumption of the services, the City may carry out regular household garbage collection for occupied residential units only and snow ploughing and salting operations on every paved subdivision roadway that is connected by pavement to completed roadways; provided that the asphalt and any manholes or other such appurtenances have been maintained at the base course elevations to the satisfaction of the City, and that a dwelling has been occupied on such subdivision roadway.
- Notwithstanding the above, the Owner shall provide an alternative disposal option until such time as the City, at its discretion, has free, clear and continual road access. The Owner shall notify purchasers of the alternate disposal process and sited in a convenient and accessible location for purchasers to use.
- 17.3 All roads and streets used for access to this subdivision shall be kept in good, useable and dust-free condition by the Owner at his expense during the construction of the services and all buildings within the Plan.
- 17.4 The Owner shall maintain all services shown upon the Construction Drawings and detailed in Schedule "C", and the grading of all lots to the satisfaction of the City until a by-law has been enacted assuming the services.
- 17.5 If at any time prior to the assumption of the services by the City, any of the services provided by the Owner do not function properly, and in the opinion of the City, repairs are necessary immediately to prevent damage or hardship to any person or persons, the City may make whatever repairs it may deem necessary without notice and the Owner shall pay to the City immediately upon receipt of a written demand, any expense including engineering fees incurred in making the said repairs. Such repairs shall not constitute acceptance of the services by the City. The City shall advise the Owner within seven (7) days from the entry by the City of the nature and extent of the emergency and repairs which were necessary. If the Owner fails to pay as required herein, the City may draw on the M.S.L.C.
- 17.6 In the event the Owner fails to maintain the lands and services as stated in Subsection 17.1 to 17.4 to the satisfaction of the City, the City may, after seven (7) days written notice in the case of Subsection 17.1 and after 24 hours written notice in the case of Subsections 17.2 to 17.4, but without notice in the case of an emergency, undertake the work that is deemed necessary at the expense of the Owner. Payment for any such works may be drawn by the City from the Municipal Services Letter of Credit.
- 17.7 The Owner shall conduct annual inspections of the SWM Pond(s) and shall submit results to the City. The Owner shall remove excess siltation from the SWM Ponds at various times from the date of construction through until the date of Assumption in order for the Ponds to function properly as determined by the City.

## SECTION "18" ASSUMPTION OF SERVICES

18.1 The City shall pass an assumption by-law when:

- (a) A period of at least 13 months has elapsed from the completion date, ending between April 1st and October 31st.
- (b) The Owner has completed any repairs or works necessary during the guaranteed maintenance period.
- (c) The City has received a certificate from the Consultant certifying that the services are in a satisfactory condition to meet City standards for assumption.
- (d) The City has received a certificate from the Landscape Architectural Consultant, certifying that the aquatic planting in the SWM Pond(s), boulevard planting and all other landscaping in the Plan are in a satisfactory condition to meet City standards for assumption.
- (e) The City has submitted a written report to Council stating that the services have been constructed and installed to City specifications and are in the required condition to be assumed. The City shall make such inspection as soon as is reasonably possible after the receipt of the certificate referred to in Paragraph (c).
- (f) The City has received evidence that all accounts in connection with the services have been paid and that there is no action or claim involving the City respecting the construction of the services.
- (g) The City Treasurer has submitted a written report to Council stating that all of the City's financial requirements have been met or will be met on the passing of the assumption by-law.

18.2 In the event that the City is of the opinion that an area of the Plan may be assumed without prejudicing the operation of any service assumed or about to be assumed, the City may assume the services in such area and reduce the Letter of Credit accordingly.

18.3 Upon an assumption by-law being passed, the ownership of the affected service or portion thereof, shall vest in the City and the Owner shall have no claims or rights thereto, other than those of an owner of land abutting on streets on which the services were installed.

18.4 The works described in Schedule "L" are not services to be assumed by the City and are not vested in it. PowerStream Inc. facilities are subject to a guaranteed maintenance period and assumption through a separate development agreement with PowerStream Inc.

18.5 Assumption of SWM Pond(s) shall not occur until at least 85% of the Owner's Plan which are tributary to the respective SWM Pond have been completed and sodded and not less than 13 months after Completion Approval of the SWM ponds. In addition, the SWM Ponds must be cleaned and the aquatic planting completed to the satisfaction of the City prior to assumption.

## SECTION "19" NOTICE TO PURCHASERS

19.1 A notice of this agreement and the schedules thereto or any part thereof shall be registered upon title of the lands described in Schedule "G" and the Owner shall, if so required by the City, enter into a supplementary agreement with the City which shall be registered at his expense against the title of the lands shown in Schedule "A" which are then owned by the Owner and which said supplementary agreement(s) may contain any unforeseen items relating to the matters in this agreement which are not known at this time.

19.2 The Owner shall cause to be displayed, in any sales office which he operates or which is operated in respect to the Plan, a copy of the relevant Official Plan Amendment and a



land use plan which shows not only the Plan and its proposed and future uses, but also the uses designated in the Official Plan for abutting lands, including any proposed extensions of roads in the Plan, any proposed highways and hydro transmission lines within 500 metres of the Plan, including interchange and tower locations, the location and extent of any existing or proposed berms and fencing along lot boundaries; locations of all sidewalks, community mail boxes, bicycle paths, railway lines, stormwater management ponds, existing and future schools and parks, existing and future commercial areas, existing and future areas of differing residential densities and possible future transit routes. The necessary display plans shall be provided by the Owner and approved by the Director of Planning prior to the Building Standards Department issuing any building permits. The Owner shall advise the Director of Planning when the displays are in place within the sales pavilion and this shall be confirmed in a clearance letter from the Director of Planning to the Director of Building Standards prior to the issuance of building permits.

If at any time the required plans and information is not displayed in the sales office the City may draw on the municipal service letter of credit and cause the plans to be displayed or take other appropriate measures as necessary.

19.3 The Owner shall indicate on every copy of the Plan prepared for display or distribution, or for the sale of lots or blocks, the uses referred to in Subsection 19.2. If the Owner does not comply with this paragraph or Subsection 19.2, the City may withhold building permits until this requirement is complied with.

19.4.1 The Owner shall include in every offer or agreement to purchase a lot in the Plan a reference to the following:

- (a) That no building permit shall be issued for the lot until all relevant provisions of Sections 5 and 21 have been fulfilled, and such provisions shall be set out in detail in the offer or agreement to purchase.
- (b) That the grading of the lots shall be completed and maintained in accordance with Sections 8 and 17.
- (c) That there shall be no occupancy of any building until a certificate of occupancy has been issued pursuant to Section 20.
- (d) The municipal services which are provided by the Owner for the lot or block.
- (e) Whether or not a sidewalk, walkway, bicycle path or future road extension is to be constructed on the road or on a block abutting the lot(s), and whether or not a berm or fence is to be constructed on the lot(s).
- (f) The right of the Owner or the City to enter on the said lot pursuant to Subsection 8.7.
- (g) That the purchaser will be required to maintain the acoustical measures which this agreement requires for the lot and building.

19.4.2 If a lot is abutting a park, the Owner shall also include the following warning clause:

"Purchasers are advised that the dwelling occupants may be subject to parkland noise and sports field lighting due to the nature and use of the adjacent park."

19.5 The Owner shall attach to every such offer:

- (a) A copy of the Plan.
- (b) Schedule "A", Land Use Plan, to the relevant Official Plan Amendment.
- (c) Any relevant Neighbourhood Plan.

- 19.6 If the Owner is not in default of any provisions hereof or any supplementary agreement in respect to a lot, and the plan of subdivision has been assumed by the City, the City Clerk shall, at the request of the Owner, execute and deliver to the Owner a release of such lot from all of the financial requirements of this agreement and any supplementary agreement.
- 19.7 If a restriction is entered on the register of a lot which prevents its transfer without the consent of the City, the City shall not consent to the transfer and release of the restriction unless it is provided with a personal undertaking from a Solicitor to register the transfer in accordance with the provisions of Subsection 5.1(j) herein, in a form satisfactory to the City.

#### SECTION "20" OCCUPANCY

- 20.1 No building shall be occupied until the Director of Building Standards has issued a certificate permitting occupancy of the building and until:
- (a) All monies due to the City in respect to the building have been paid.
  - (b) All services to and in front of the building have been completed, the lot services have been connected thereto, any water meter required by the City has been paid for and installed and the use of the services has been approved by the City.
  - (c) Consultant has certified that the lot grading complies with the Lot Grading Plan, that the drainage of the lot complies with City Grading Standards, and a consulting engineer, if required pursuant to Subsection 5.12, has certified that the foundation for the building has been completed in accordance with the foundation drawings. The certificate shall be in the form attached as Schedule "N2".
  - (d) The driveways, sodding, drainage, swales, sidewalks and fencing as shown on the site plan approved by the City, and any other works required by this agreement for the lot in question, have been completed.
  - (e) Rough lot grading, including removal of construction debris from the lot has been completed. Pedestrian access to front entry and vehicular access to garage door has been provided.
  - (f) If the building has a sideyard less than 1.2 m in width, the lot shall not be transferred unless there is an easement, or adequate arrangements have been made, to the satisfaction of the City, to ensure creation of an easement, over the lands abutting such sideyard that will provide adequate access for maintenance purposes.
- 20.2 Notwithstanding the provisions of Subsection 20.1, if any of the works described in Paragraphs (c) and (d) of that section have not been completed due to conditions beyond the builder's control, and the building complies with the occupancy provisions of the Ontario Building Code, a provisional occupancy certificate may be issued for the dwelling provided it describes the uncompleted works and provided the rough grading and removal of construction debris has been completed and pedestrian access to the front door and vehicle access to the garage have been completed. If the certificate inadvertently omits works which the Owner or builder is required to complete, such omission shall not affect the obligation to complete.
- 20.3 If a building is occupied without a certificate and the City has notified the occupant that such occupancy is hazardous to the occupant, then in addition to all other remedies available, the City may terminate all municipal services thereto.

## SECTION "21" SPECIAL CONDITIONS

### 21.1 FINANCIAL

- 21.1.1 (a) Development Charges and applicable Special Service Area Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan Development Charge By-law in effect at the time of payment. The By-law requires the payment of the Engineering Services component of the Development Charge and applicable Special Service Area Development Charges immediately upon entering into a subdivision agreement. The balance of Development Charges are payable on the date a building permit is issued at the rate in effect at that time less applicable credits, if any.
- (b) The Owner hereby covenants and agrees that the City or the Chief Building Official under the Building Code Act, R.S.O. 1990, c.B.13, shall not issue a building permit with respect to the Plan or any part thereof until the requirements and obligations of the Owner as set out in this Section 21 have been fulfilled and complied with, with respect to the Plan or the part thereof for which the building permit is requested, and all rights to the issuance of any building permit or permits which the Owner or subsequent owners would have had, but for the provisions of this subdivision agreement, are hereby expressly waived.
- (c) The Owner hereby covenants and agrees to assert no right to, to forfeit, and to waive, any and all claims, demands, applications, actions and appeals which it may have or become entitled to have with respect to requesting payment from the City or from any other government authority of any refund of ineligible credits as contemplated by Bill 98 in effect on March 1, 1998, in connection with development charges or as enacted or as contemplated by any other similar proposed or enacted future legislation, statute or regulation to amend the Development Charges Act R.S.O. 1990 c.D.9.
- 21.1.2 The Owner shall pay the City \$3,110.00 plus Goods and Services Tax (G.S.T) as per Schedule "I" for the installation of two geodetic bench marks and two horizontal control monuments. The City will install the monuments when it deems them to be required and at locations as determined by the City.
- 21.1.3 Prior to final approval of the Plan, the Owner shall contribute an amount equal to the cost of recycling containers per each residential dwelling unit and/or part-lot dwelling unit within the Plan in accordance with the City of Vaughan Fees By-law, as amended, as per Schedule "I".
- 21.1.4 Prior to final approval of the Plan, the Owner shall provide to the City, securities in the amount of \$5,000.00 per single detached unit and \$2,500.00 per unit for semi-detached units and townhouses, to a maximum of \$500,000.00, to guarantee the satisfactory completion of all occupancy requirements, including final inspections, in accordance with the provisions of the Ontario Building Code (OBC) and this agreement for each unit covered by this agreement. Such security may be provided by irrevocable letters of credit, in a form acceptable to the City as per Schedule "H".

These securities may be drawn on by the City as required if, in the opinion of the Director of Building Standards, the Owner has not complied with the provisions of the OBC and the agreement for occupancy and final inspections. In the event of a draw on the said securities, the Owner agrees to replenish the amount drawn within 30 (thirty) days of written notice thereto.

The Owner is advised that there shall be no reduction of the securities posted until such time as all units, save and except the last 50 units, have received final clearance in the form of a completed final inspection from the Director of Building Standards following which the City may reduce the Letter of Credit by \$5000.00 for each subsequent unit so completed. Where the agreement recognizes semi-detached, townhouse or multiple units, the Owner shall be permitted to post \$2500.00 per unit to a maximum of \$500,000.00. Release of securities shall be in the same manner as for single detached units.

21.1.5 Prior to final approval of the Plan, the Owner shall pay its proportionate share of the costs for the oversizing and deepening of the sanitary subtrunk sewers within Block 12 in accordance with the Subsection 18.18 of the Block 12 Spine Services Agreement between the City and Block 12 Properties Inc., dated November 24, 2005 plus pay its proportional share of the cost for that portion of the proposed future sanitary subtrunk sewer on the Helmhorst property and its connection to the Regional Bathurst Trunk Sewer at Major Mackenzie Drive as shown on Schedule “M2”. The cost sharing represents, but is not limited to, the cost of the sewer oversizing, operating, maintenance and decommissioning of the temporary sanitary pumping station as follows:

i) Block 12 sewer system oversizing	\$ 24,802.28
ii) Temporary sanitary pumping station and future sewer through the Helmhorst lands	\$ 65,460.72
TOTAL	\$ 90,263.00

Prior to final approval of the Plan, the Owner shall pay the sum of \$92,970.89 (\$90,263.00 plus 3% City Administration Fee = \$92,970.89) to the City as per Item 15 on Schedule “I”. The City shall deduct its 3% administration fee and forward the sum of \$90,263.00 to Block 12 Properties Inc., as per Schedule “M1”.

Alternatively, the Trustee for Block 12 shall provide the City with a letter indicating that the Owner has fulfilled all its cost sharing obligations with respect to the sanitary sewer system in Block12 and the Owner shall pay the City the 3% administration fee in the amount of \$2,707.89 (\$90,263.00 x 3% City Administration Fee = \$2,707.89).

21.1.6 The Owner shall design, tender a construction contract and construct a 600/450 mm diameter sanitary sewer on Dufferin Street, Teston Road and within an easement on City owned lands at the southeast corner of Dufferin Street & Teston Road (hereinafter referred to as the “OPA 332 Dufferin/Teston Sanitary Sewer”) as a component of the External Services for the Lands in accordance with the approved Construction Drawings listed on Schedule “B” and to the satisfaction of the City and Region.

The Owner shall obtain all approvals and permits required so that the OPA 332 Dufferin/Teston Sanitary Sewer can be constructed. The Owner shall let all contracts and shall supervise all construction and provide all necessary certifications by its Consultant to the satisfaction of the City and Region. The City acknowledges that the Consultant has provided information to the City indicating that the estimated cost for the OPA 332 Dufferin/Teston Sanitary Sewer component is \$2,110,000.00 (includes contingency and 15% engineering costs) as per Schedule “D”.

In the event that there is additional work or increases in the cost of the OPA 332 Dufferin/Teston Sanitary Sewer attributable to unforeseen circumstances or other problems encountered during construction by the Owner, the Owner shall notify the City but the Owner shall not be obligated to obtain the City’s consent to authorize such additional work or increase in the cost of the OPA 332 Dufferin/Teston Sanitary Sewer, except for major changes to a contract item that exceed ten percent of the original amount, in which case the City’s consent shall be required. As construction proceeds, the Owner shall produce, if requested, copies of all supplementary contracts and change orders to the City for information. The Owner shall require the contractor to provide a warranty on the OPA 332 Dufferin/Teston Sanitary Sewer for a period of two years commencing the day of the issuance of the certificate of completion to the satisfaction of the City. Notwithstanding Section 16 of this Agreement, the OPA 332 Dufferin/Teston Sanitary Sewer shall be assumed by the City following completion of the two year warranty period to the satisfaction of the City.

The OPA 332 Dufferin/Teston Sanitary Sewer is identified as a growth related project in the City’s current Development Charges By-Law 230-2008 and in Special Area Development Charge By-Law 236-2008.

When the construction of the OPA 332 Dufferin/Teston Sanitary Sewer has been substantially completed to the satisfaction of the City and Region, and the final costs are

determined and certified by the Consultant, and a complete set of “as built” construction drawings have been submitted to the City together with a Statutory Declaration from the Owner confirming that all accounts in connection with the OPA 332 Dufferin/Teston Sanitary Sewer have been paid in full, the City shall reimburse the Owner in yearly installments when funds are available and included in an approved City Capital Budget the lesser of the actual certified construction cost of the OPA 332 Dufferin/Teston Sanitary Sewer or \$2,222,700.00 (\$823,625.00 + \$1,399,075.00 = \$2,222,700.00), less the Owner’s applicable Special Area Development Charge pursuant to the Special Area Development Charge By-Law 236-2008. The Owner acknowledges that the current DC By-law permits capital funding for the sanitary sewer for a maximum of \$2,222,700.00.

Funding for the OPA 332 Dufferin/Teston Sanitary Sewer shall come from the sum of the following sources:

1. Special Area Charge By-Law 236-2008 as funds are collected to a maximum of \$823,625.00, less the Participating Owners applicable Special Area Development Charge payment pursuant to the Special Area Development Charge By-Law 236-2008; and
2. City-wide Development Charges to a maximum of \$1,399,075.00 paid over 5 equal yearly installments subject to approval of Council through the annual Capital Budget.

In recognition that the Owner front-end financed the design and construction of the OPA 332 Dufferin/Teston Sanitary Sewer, the Owner shall be given a credit for their Development Charge payment pursuant to Special Area Charge By-Law 236-2008, otherwise payable by the Owner.

The City shall provide the Owner with an accounting of the financial activities associated with the Special Area Development Charge By-Law 236-2008 and the repayment to the Owner for the cost of the OPA 332 Dufferin/Teston Sanitary Sewer on a yearly and final basis.

Should the City not be able to recover in whole or in part from the benefiting land owners identified in the Special Area Charge By-law 236-2008, the City will not assume any liability for the cost of the OPA 332 Dufferin/Teston Sanitary Sewer and will have no obligation to reimburse the Owner for any expenses incurred for which recoveries were not received.

- 21.1.7 The Owner shall design and construct a watermain external to the Plan on Dufferin Street and Teston Road (hereinafter referred to as “OPA332 Watermain”) in accordance with the approved Construction Drawings listed on Schedule “B” and City standards and specifications. The City acknowledges that the OPA332 Watermain is designed to accommodate the municipal servicing of lands external to the Plan as shown on Schedule “P2(A)”. The Owner’s Consultant, Schaeffer & Associates Ltd., has prepared a cost sharing report entitled Job No. 3221 – OPA332 Cost Sharing Schedules dated October 27, 2009, which identifies the total cost of the OPA332 Watermain and sets out a cost sharing methodology and a calculation that apportions the total cost of the OPA332 amongst the benefiting landowners as detail in the table on Schedule “P2(B)”.

In the event that the external lands develop and utilize the watermain paid for by the Owner, the City, so far as it is legally empowered to do, shall charge an owner of a benefiting land its proportionate share of the total cost of the OPA332 Watermain plus 3 percent for the City’s administration costs. Upon receipt of the money, the City shall deduct its 3 % administration cost and forward the balance to the Owner as per Schedule “P2(B)”.

The City shall use its reasonable efforts to collect the construction costs but shall not be required to institute any action. The Owner shall indemnify the City from any loss or liability it may incur by any reason of any such charge and repayment to the Owner. This arrangement shall apply for a period of only five years after registration of the Plan and shall then cease and be of no effect.



The Owner acknowledges and accepts the risk that these works are not in a Special Area Development Charge by-law and therefore there is currently no mechanism to provide the Owner with recoveries from benefiting land owners. In addition, the amendments to the Development Charges legislation may not permit these works to be included in a future Special Area Development Charge.

Should the Owner not be able to recover in whole or in part from the benefiting land owners, the City will not assume any liability for the cost of the works and will have no obligation to reimburse the Owner for any expenses incurred for which recoveries were not received.

The City will not contribute financially to the cost of the OPA332 Watermain.

- 21.1.8 The Owner shall design and construct the sanitary and water service connections to the benefiting lands along Dufferin Street south and external to the Plan in accordance with the approved Construction Drawings as per Schedule “P2(A)”. The Owner’s Consultant, Schaeffer & Associates Ltd., has prepared a cost sharing report entitled Job No. 3221 – OPA332 Cost Sharing Schedules dated October 27, 2009, which identifies the construction cost.

In the event that the external lands develop and utilize the service connections paid for by the Owner, the City, so far as it is legally empowered to do, shall charge an owner of a benefiting land its proportionate share plus 3 % for the City’s administration costs. Upon receipt of the money, the City shall deduct its 3 % administration cost and forward the balance to the Owner as per Schedule “P2(B)”.

The City shall use its reasonable efforts to collect the construction costs but shall not be required to institute any action. The Owner shall indemnify the City from any loss or liability it may incur by any reason of any such charge and repayment to the Owner. This arrangement shall apply for a period of only five years after registration of the Plan and shall then cease and be of no effect.

The Owner acknowledges and accepts the risk that these works are not in a Special Area Development Charge by-law and therefore there is currently no mechanism to provide the Owner with recoveries from benefiting land owners. In addition, the amendments to the Development Charges legislation may not permit these works to be included in a future Special Area Development Charge.

Should the Owner not be able to recover in whole or in part from the benefiting land owners, the City will not assume any liability for the cost of the works and will have no obligation to reimburse the Owner for any expenses incurred for which recoveries were not received.

- 21.1.9 The City acknowledges that segments of the local sanitary sewer system within the Plan are designed to accommodate sewage flow from 75.15ha of external lands as illustrated on Schedule “P3”. The Owner’s engineering Consultant, Schaeffer & Associates Ltd., has prepared a cost sharing report entitled Ventana, 19T-03V11, City of Vaughan – Internal Sanitary Sewers Oversizing, Job No. 2009 – 3414 dated November, 2009, which identifies the total cost associated with the oversizing and deepening of the local sanitary sewer system that benefit external lands. Based on this report, the cost attributable to the sanitary sewer oversizing and deepening has been established at \$80,691.00 (\$78,341.00 + 3% City Administration Fee = \$80,691.00).

Any lands external to the Plan that connect to the sanitary sewer system, which was oversized through the Plan shall contribute to the cost of the sanitary sewer oversizing at a rate of \$1,073.73 per net developable hectare ( 75.15ha @ \$1,073.73 per ha including 3% City Administration Fee = \$80,691.00). The City shall deduct its 3.0% administration cost and forward the balance to the Ventana Homes Inc..

In the event that the external lands develop and utilize the sanitary sewer paid for by the Owner, the City, so far as it is legally empowered to do, shall charge an owner of a

benefiting land its proportionate share plus 3 % for the City's administration costs. Upon receipt of the money, the City shall deduct its 3 % administration cost and forward the balance to the Owner as per Schedule "P3".

The City shall use its reasonable efforts to collect the oversizing costs but shall not be required to institute any action. The Owner shall indemnify the City from any loss or liability it may incur by any reason of any such charge and repayment to the Owner. This arrangement shall apply for a period of only five years after registration of the Plan and shall then cease and be of no effect.

The Owner acknowledges and accepts the risk that these works are not in a Special Area Development Charge by-law and therefore there is currently no mechanism to provide the Owner with recoveries from benefiting land owners. In addition, the amendments to the Development Charges legislation may not permit these works to be included in a future Special Area Development Charge.

Should the Owner not be able to recover in whole or in part from the benefiting land owners, the City will not assume any liability for the cost of the works and will have no obligation to reimburse the Owner for any expenses incurred for which recoveries were not received.

- 21.1.10 The City shall reimburse the Owner for the cost to construct the water and sanitary service connections to the proposed City Fire Station at 10800 Dufferin Street the lesser of the actual certified construction cost of the service connections or \$40,074.00 when the construction of the water and sanitary service connections have been completed to the satisfaction of the City and Region, and the final costs are determined and certified by the Consultant, and a complete set of "as built" construction drawings have been submitted to the City together with a Statutory Declaration from the Owner confirming that all accounts in connection with the water and sanitary service connections have been paid in full and when funds are available and included in an approved City Capital Budget.

The Owner acknowledges that the City will not contribute financially to the cost associated with the design and construction of either the OPA332 Watermain or the OPA 332 Dufferin/Teston Sanitary Sewer.

- 21.1.11 The Owner shall pay to City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's cash-in-lieu Policy as per Schedule "I". The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the City of Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the Cash-in-lieu payment.
- 21.1.12 Prior to final approval of the Plan, the Owner shall provide to the City with the Letter of Credit, in addition to the M.S.L.C., in the amount of \$50,000.00 to guarantee the remediation of any damage to the existing vegetation within the Block 12 Woodlot Maple Nature Reserve as a result of the construction of the OPA332 Dufferin/Teston Sanitary Sewer pursuant to Subsection 7.5 of this Agreement. The Letter of Credit will be released prior to assumption of the municipal services or as determined by the City's Community Services Department as per Schedule "H".

## 21.2 PRIOR TO FINAL APPROVAL OF THE PLAN

- 21.2.1 Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide streetscape elements associated with the telecommunications structure to the satisfaction of the City and as outlined in the approved Construction Drawings.

Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench, provided the

service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

- 21.2.2 Prior to final approval of the Plan, a soils report shall be prepared and submitted, at the Owner's expense, for approval by the City. The soils report shall address pavement design structure for ideal and non-ideal construction conditions. The Owner shall incorporate the recommendations contained in the report and ensure that adequate field inspection is provided to validate the recommendations in the soils report to the satisfaction of the City.
- 21.2.3 Prior to final approval of the Plan, and prior to the initiation of any grading, a preliminary archaeological evaluation of the entire area within the Plan shall be carried out at the Owner's expense and a report which identifies any significant archaeological sites shall be prepared, also at the Owner's expense, and submitted to the City and the Ministry of Citizenship, Culture and Recreation for review and approval. The archaeological assessment report shall be carried out by a licensed archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993.
- 21.2.4 Prior to final approval of the Plan and prior to commencement of any archaeological field work, a copy of the contract information sheet submitted to the Ontario Heritage Foundation shall be forwarded to Heritage Vaughan.
- 21.2.5 Prior to final approval of the Plan or any phase thereof and prior to the initiation of any grading or any phase thereof, the Owner shall submit for review and approval of the City and the Toronto and Region Conservation Authority (T.R.C.A.) the following:
- (a) A detailed engineering report that describes the storm drainage system for the proposed development. The report shall include:
    - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
    - ii) appropriate Storm water Management Practices (SWMPs) to be used to treat storm water, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
    - iii) proposed methods of controlling or minimizing erosion and siltation on-site and downstream areas during and after construction;
    - iv) storm water management techniques which may be required to control minor and major flows;
    - v) the location and description of all outlets and other facilities, which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) Regulation; and
    - vi) overall grading and landscaping plans for the Plan;
    - vii) the Plan is subject to red-lined revision of the Draft Plan of Subdivision, to the satisfaction of the Toronto and Region Conservation Authority (T.R.C.A.).
    - viii) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls; and
  - (b) The Owner shall implement the recommendations of the items in Subsection 21.2.5(a) to the satisfaction of the City and TRCA.

21.2.6 A report on environmental noise analysis entitled “Detailed Noise Control Study, Proposed Residential Development, Ventana Homes Subdivision, File No.: 19T-03V11, City of Vaughan (Noise Report), Regional Municipality of York (Report No. WA08-046-D)” dated March 13, 2009, has been prepared by SS Wilson Associates, and it recommends that noise control measures be implemented in the Plan.

Prior to final approval of the Plan, the Owner shall forward a copy of the Noise Report to the City and the Region of York for review and approval.

21.2.7 Prior to final approval of the Plan, the Owner shall submit, to the satisfaction of the Director of Building Standards, a listing prepared by an Ontario Land Surveyor of all the Lot and Block areas and Lot frontages and depths in accordance with the approved Zoning By-law for all Lots and Blocks within the Plan.

21.2.8 Prior to final approval of the Plan, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).

21.2.9 Prior to final approval of the Plan, the Owner’s Consultant shall certify that the pattern of the street and the layout of the blocks within the Plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.

21.2.10 Prior to final approval of the Plan, the Owner shall:

- (a) Prepare a detailed edge management plan study for the perimeter of the valley/open space/woodlot blocks for the review and approval of the City. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City; and
- (b) Provide a report for a 20 metre zone within all staked woodlot and open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the municipal services in the Plan.

21.2.11 Prior to final approval of the Plan, the Owner shall provide a copy of the fully executed subdivision agreement to:

- a) T.R.C.A.;
- b) Region of York Planning Department;
- c) Region of York Transportation Services Department;
- d) Region of York Environmental Services Department;
- e) Canada Post; and
- f) The appropriate telecommunication provider.

21.2.12 Prior to final approval of the Plan, the Owner’s Consultant shall certify that the Plan conforms with the approved Draft Plan of Subdivision, 19T-03V11, prepared by KLM Planning Partners Inc., Project No. P-491, dated May 22, 2008. The certificate shall be submitted to the Director of Development Planning and the Director of Development/Transportation Engineering.

- 21.2.13 Prior to final approval of the Plan, the Owner shall detail on the Construction Drawing all telecommunication structure locations and hydro switch gear easements.
- 21.2.14 Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision as follows:

- i) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
  - a) Bacteriological Analysis – total coliform and E-coli counts
  - b) Chemical Analysis – Nitrate Test
  - c) Water level measurement below existing grade
- ii) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
- iii) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
- iv) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.

The Owner shall provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or provide a permanent water service connection from the municipal watermain system.

- 21.2.15 Prior to final approval of the Plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
- 21.2.16 Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated, and that any required improvements to the existing system to service this development have been completed to the satisfaction of the City. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
- 21.2.17 Prior to final approval of the Plan, the Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with By-law DC-0005-2003-050 and DC-0005(a)-2005-060.
- 21.2.18 Prior to final approval of the Plan, the Owner shall provide a solicitor's certificate of title of the Region of York Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to the Region of York.
- 21.2.19 Prior to final approval of the Plan, the Owner shall provide a set of Construction Drawings for review and approval that details the storm drainage system, site grading and servicing, plan and profile for roadwork, construction access and mud mat design, utility location plans and landscape plans, the recommendations of the traffic impact study and safety audit, traffic control/construction staging plan to the satisfaction of the Region of York.



- 21.2.20 Prior to final approval of the Plan, the Plan shall be zoned by a By-law approved pursuant to the Planning Act to the satisfaction of the City.
- 21.2.21 Prior to final approval of the Plan, the Lots and/or Blocks, if any, to be serviced by improvements beyond the interim allocation capacity, shall be subject to an 'H' Holding Provision, to be lifted once the City confirms that adequate water supply and sewage treatment capacity are available.
- 21.2.22 Prior to final approval of the Plan, the Owner shall submit a revised Water Supply Analysis for review and approval by the City. The Owner shall implement the recommendations of the approved Water Supply Analysis into the design and construction of the water distribution system servicing the Plan to the satisfaction of the City.
- 21.2.23 Prior to final approval of the Plan, the Owner shall submit to Canada Post, two (2) copies of the above ground services plan on which Canada Post will indicate, to the Owner's engineering consultant, their preferred location of the required community mailbox(s).

The above ground services plan shall include:

- (a) An appropriately sized sidewalk section Concrete pad(s) for the placement of the community mailbox(s);
  - (b) Any required walkway(s) across the boulevard;
  - (c) Any depression(s) for wheelchair access;
  - (d) Suitable temporary community mailbox location(s) that Canada Post may utilize until the curbs, sidewalks and final grading have been completed for the permanent community mailbox site location(s); and
  - (e) To place the Community Mailboxes on cement pad (a copy of the Standards will be provided upon request). The Developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post in writing of the locations as they are completed.
- 21.2.24 Prior to final approval of the Plan, the Region of York shall confirm that all required infrastructure triggers, improvements and/or flow monitoring measures, as deemed necessary for the provision of adequate sewage and water supply capacity, have been successfully achieved and/or completed.
- 21.2.25 Prior to final approval of the Plan, the Owner/builder shall have prepared, by a Certified Energy Evaluator, *an* ENERGY STAR® for New Homes "Building Option Package" or develop a custom package using EnerGuide for New Houses (EGNH) software with respect to housing design and construction techniques and implementation methods to ensure that all the residential units within the draft plan are ENERGY STAR® qualified. Such package shall be prepared at the Owner's expense and submitted to the Chief Building Official for information.
- 21.2.26 Prior to final approval of the Plan, the Owner shall confirm that the necessary provisions of the Environmental Assessment Act and the Municipal Class Environmental Assessment for Municipal Roads, Water and Wastewater Projects as they may apply to the proposed primary roads and related infrastructure servicing the Plan have been met.
- 21.2.27 Prior to final approval of the Plan, and/or conveyance of Land, and/or any initiation of construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park blocks and open space blocks, a Phase II Environmental Site Assessment (ESA) report is to be carried out in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan", and submitted to the

City for review and approval. This said ESA is to be conducted following the rough grading, but prior to the placement of topsoil and landscaping. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of construction, the Owner shall implement the following to the satisfaction of the City:

- (a) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above-noted regulation, the Owner shall submit to the City the report delineating the successful implementation of the approved Remediation Action Plan with verifying samplings and chemical analysis for review and approval by the Development/Transportation Engineering Department;
- (b) Provide a certificate by a qualified professional that all lands within the Plan, and any lands and easements external to the Plan to be dedicated to the City and the Region, meet the applicable soil and groundwater criteria noted above;
- (c) Document proof of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from MOE and a signed copy of the RSC by a Qualified Person, has to be submitted to the Development/Transportation Engineering Department for review and approval; and
- (d) Reimburse the City for the cost of peer review of the above reports.

21.2.28 Prior to final approval of the Plan, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees, without written approval by the City.

21.2.29 Prior to final approval of the Plan, the Owner shall submit landscaping drawings/planting plans to the Region of York respecting the Regional Road right-of-way which is to include all existing woody vegetation, tree protection measures, removal/relocation plans for woody vegetation, and planting plan for new/relocated vegetation in accordance with the Regions' Streetscaping Policy, Regional Street Tree Planting List and Maintenance Agreement Policy.

21.2.30 Prior to final approval of the Plan, the following shall occur:

- i) Region of York has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Bathurst Langstaff Trunk Sewer; or
- ii) The City approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or
- iii) The Regional Commissioner of Environmental Services confirms servicing capacity for the development by a suitable alternative method and the City allocates sufficient capacity to this development.

21.2.31 Prior to final approval of the Plan, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required York Region road improvements for this subdivision. The report/plan, submitted to the York Region Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues. The Owner shall fulfill the recommendation and implementation of the functional transportation report/plan as approved by the York Region Transportation Services Department.

21.2.32 Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the York Region Transportation Services Department, that all existing driveways along The York Region road frontage of the subdivision will be removed as part of the subdivision work, at no cost to Region of York.

- 21.2.33 Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the York Region Transportation Services Department, that elevation along the streetline shall be 0.3 metres above the centreline elevations of the Regional roadway.
- 21.2.34 Prior to final approval of the Plan, Region of York requires the Owner to submit to it, in accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended), a Phase 1 environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to Region of York (the "Assessment"). Based on the findings and results of the assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must be addressed to Region of York, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to Region of York.
- 21.2.35 Prior to final approval of the Plan, the Owner shall certify, in wording satisfactory to the Regional Transportation Services Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to Region of York (including soils, substrata, surface water and groundwater, as applicable):
- (i) at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by Region of York at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and
  - (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to Region of York.
- 21.2.36 Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the York Region Transportation Services Department that Hunterwood Chase shall be designed to intersect Dufferin Street at a right angle and shall be located directly opposite the cemetery access.
- 21.2.37 Prior to final approval of the Plan, the Owner shall prepare a streetscape and open space landscape master plan to the satisfaction of the City. The plan shall address but not limited to the following issues:
- Co-ordination of the urban design/streetscape elements as they relate to the adjacent development to the north (65M-3821) including entrance features, parkettes, trail heads and fencing;
  - Community edge treatments along Dufferin Street;
  - The appropriate configuration and landscape treatment of the stormwater management pond Block 84 on Schedule "A";
  - Valleylands edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
  - The appropriate integration with the approved Maple Valley Master Plan Report; and
  - The pedestrian urban connections between streets and within the neighbourhood.

21.2.38 Prior to final approval of the Plan, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the City that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway(s) to the Regional roadway as follows:

- From Antonini Court to Dufferin Street

The concrete pedestrian access connection shall meet the City standards for sidewalks and shall be owned and maintained by the City.

21.2.39 Prior to final approval of the Plan, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway(s) unless only one side of the street lies within the limits of the Plan. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the Plan frontage onto roadways that have/will have transit services.

Future YRT/Viva transit services are also planned for the following roadway or sections of:

- Dufferin Street

21.2.40 Prior to final approval of the Plan, the Owner shall submit drawings showing the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads, as applicable, for York Region Development Approval Department's review and comments.

21.2.41 Prior to final approval of the Plan, the Owner shall convey Blocks 85 and 109 on Schedule "A" to TRCA for Open Space purposes, free of all costs and encumbrances to the satisfaction of TRCA.

21.2.42 Prior to final approval of the Plan, the Owner shall convey an easement to TRCA described as Part 1 on Reference Plan 65R-\_\_\_\_\_ on part of Block 108 on Schedule "A" for access purposes to Blocks 85 and 109 on Schedule "A" to the satisfaction of TRCA.

### 21.3 PRIOR TO BUILDING PERMIT

21.3.1 The Owner shall not apply for building permits and the City shall not issue building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage works are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

21.3.2 Notwithstanding the provisions of Subsections 5.1 and 21.3.3 below, the City may issue nine (9) model home building permits provided that the land is zoned to the satisfaction of the City and that the conditions of Subsection 5.18 are fulfilled.

21.3.3 No building permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of this agreement.

21.3.4 Prior to the issuance of a building permit for Lots 34, 35, 37 to 40 both inclusive, 48 to 50 both inclusive, 64 to 72 both inclusive and Block 82 on Schedule "A", a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features may be certified by a Professional Engineer. The Engineer's certificate must make reference to the Noise Report.

21.3.5 The dwelling units on Lots 34, 40 and 48 on Schedule "A" shall be designed and constructed with a forced air heating system sized to accommodate the future installation of air conditioning. No building permits shall be issued for a unit on any of the said lots

unless the building plans include heating systems sized to accommodate the future installation of air conditioning.

- 21.3.6 The dwelling unit on Lots 35, 37 to 39 both inclusive, 49 , 50, 64 to 72 both inclusive and Block 82 on Schedule “A” shall be designed and constructed with a forced air heating system which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6 bels, or shall emit noise not exceeding 61dBA at a distance of 4.57 metres or at the nearest point on the closest property line, whichever distance is greater. No building permit shall be issued for a unit on any of the said lots unless the building plans include central air conditioning.
- 21.3.7 Prior to the issuance of building permits for any Lot or Block on Schedule “A”, the Owner shall supply and install hydrant anti-tampering devices on all hydrants on the Plan to the satisfaction of the City. Prior to the assumption of the municipal services by the City, the Owner shall remove the hydrant anti-tampering devices to the satisfaction of the City.
- 21.3.8 Prior to the issuance of a building permit for any lot, the Owner’s consulting engineer shall certify, to the satisfaction of the Development/Transportation Engineering Department and the Building Standards Department that lot grading complies with City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot, conforms in terms of location and geometry (i.e. width etc.) with the approved, or the amended and subsequently approved, Construction Drawings.
- 21.3.9 (a) Prior to the issuance of a building permit, the developer and/or builder and/or applicant for the building permit is to provide the Chief Building Official with verification that the proposed homes have been enrolled with EnerQuality Corporation in the ENERGY STAR® for New Homes program, including signing an ENERGY STAR® Participant Administrative Agreement for Builders of ENERGY STAR® Qualified New Houses.
- (b) Prior to the occupancy (provisional occupancy certificate) of any Lot or Block on the Plan, the Owner shall provide verification from an ENERGY STAR qualified Professional for each dwelling unit to the Director of Building Standards to ensure that all homes have been ENERGY STAR® qualified at the completion of construction. ENERGY STAR® labeling shall be affixed to the home.
- 21.3.10 Blocks 82 and 83 on Schedule “A” shall be developed only in conjunction with the abutting lands in Draft Plan of Subdivision 19T-06V02 immediately located to the south. The City shall not issue a building permit for the said Blocks on Schedule “A” until the said lands are combined to the satisfaction of the City.
- 21.3.11 Prior to the issuance of a building permit, the Owner shall submit for review and approval a Phase II Environmental Site Assessment Report in accordance with the Ministry of Environment’s Guidelines for Use at Contaminated Sites in Ontario (June 1996, as amended), and the City’s Guideline, Phase II Environmental Assessment, proposed Parkland, City of Vaughan for any parkland, greenway or walkway blocks located within the Plan to the satisfaction of the City. Required testing may include but not limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. In the event that remediation is required, a Remediation Action Plan will be submitted for review and approval by the City and an acknowledged Record of Site Condition shall be received from the Owner.
- 21.3.12 Prior to the issuance of a building permit, the Owner shall ensure that the dwelling units within the Plan shall be designed and equipped with the pre-engineered electrical wiring system that will accommodate the installation of roof mounted solar panels by the individual homeowner. No building permit shall be issued unless the building plans include pre-engineered wiring within the homes for future solar panel installation.
- 21.3.13 Prior to the issuance of a building permit, the Owner shall ensure that the dwelling units within the Plan shall be designed and equipped with a 2-stage high efficiency furnace to



provide energy efficiency heating and cooling. No building permit shall be issued unless the building plans include a 2-stage high efficiency furnace.

- 21.3.14 The Owner shall design and install permeable concrete pavers on the driveway to the dwelling unit on Lots 2, 4, 6, 8, 9, 15, 23 to 27 both inclusive, 30 to 32 both inclusive, 34, 35, 39 to 42 both inclusive, 45 to 47 both inclusive, 51 to 54 both inclusive, 56 to 59 both inclusive, 61, 63 to 65 both inclusive, 68, 70 and 72 to 74 both inclusive on Schedule “A” to the satisfaction of the City. No building permit shall be issued on the said lots unless the building plans include permeable pavers on the driveway.
- 21.3.15 Prior to issuance of a building permit for Lots 69 to 81 both inclusive on Schedule “A” or no later than September 01, 2010, whichever comes first, the Owner shall plant trees on the rear yards of Lots 18 to 24 both inclusive and 28 on 65M-3821 as shown on the Construction Drawings to the satisfaction of the City.

#### 21.4 PRIOR TO TRANSFER

- 21.4.1 Prior to the transfer of Lots 34, 35, 37 to 40 both inclusive, 48 to 50 both inclusive, 64 to 72 both inclusive and Block 82 on Schedule “A”, a noise consultant shall certify that the dwelling on the lot complies with the noise control features in the approved Noise Report. The certificate shall be submitted to the Director of Building Standards.
- 21.4.2 Prior to the transfer of Lots 34, 40 and 48 on Schedule “A”, a noise consultant shall certify that the dwelling on the lot is constructed with a forced air heating system sized to accommodate the future installation of air conditioning that complies with Subsection 21.3.5 above. The certificate shall be submitted to the Director of Building Standards.
- 21.4.3 Prior to the transfer of Lots 35, 37 to 39 both inclusive, 49, 50, 64 to 72 both inclusive and Block 82 on Schedule “A”, a noise consultant shall certify that the dwelling on the lot is constructed with a forced air heating system which includes central air conditioning that complies with Subsection 21.3.6 above. The certificate shall be submitted to the Director of Building Standards.
- 21.4.4 Prior to the transfer of Lots 39 and 49 on Schedule “A”, the Owner shall construct a 1.2 metre high decorative fence in the combination with the acoustic fence along the private side of the lot lines of the subject lots where they abut the stormwater management Block 84 on Schedule “A” as shown on the Construction Drawings; or as amended and approved on the Construction Drawings to the satisfaction of the Development/Transportation Engineering Department. The Owner’s consulting engineering shall certify to the Building Standards Department that the above-noted fences are constructed in accordance with this requirement, all to the satisfaction of the Development/Transportation Engineering Department.
- 21.4.5 Prior to the transfer of Lots 37 to 39 both inclusive, 49, 50, 64 to 70 both inclusive and Block 82 on Schedule “A”, the Owner shall construct a 2.2 metre high maintenance free acoustic barrier along the private side of the lot lines of the subject lots as required in the approved Noise Report and in compliance with City’s noise policy and as shown on the approved Construction Drawings. The noise consultant shall certify that the acoustic barrier complies with the requirements of the noise report prior to transfer.
- 21.4.6 Prior to the transfer of Lots 1 to 7 both inclusive, 10 to 21 both inclusive on Schedule “A”, the Owner shall erect a permanent 1.5 metre high black vinyl chain link fence along the limits of the aforementioned Lots and Blocks that abut a park, an open space valley land block, storm water management facility and/or a woodlot as shown on the Construction Drawings; or as amended and approved on the Construction Drawings to the satisfaction of the Development/Transportation Engineering Department. The Owner’s consulting engineering shall certify to the Building Standards Department that the above-noted fences are constructed in accordance with this requirement, all to the satisfaction of the Development/Transportation Engineering Department.
- 21.4.7 Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such Lot or Block.

- 21.4.8 Prior to the transfer of Lots 37, 38, 42 to 44 both inclusive, 47, 48, 59 to 63 both inclusive, 72 to 79 both inclusive and Block 82 on Schedule “A”, the Consultant shall certify to the Development/Transportation Engineering Department that the infiltration trench system on Lots and Blocks are constructed in accordance with the approved Construction Drawings and functioning as designed, all to the satisfaction of the City.
- 21.4.9 Prior to the transfer of any Lot or Block on the Plan, the Owner shall certify that the dwelling unit has been equipped with one (1) Rainwater harvesting (Rain Barrels). The certificate shall be submitted to the Director of Building Standards and the Director of Development & Transportation Engineering.
- 21.4.10 Prior to the transfer of any Lot or Block on the Plan, the Owner shall provide a certificate from an Electrical Consultant to certify that the dwelling unit has been installed with a pre-engineered electrical wiring system that provides for the future installation of solar panels by the individual homeowner at a later date pursuant to Subsection 21.3.12 of this Agreement. The certificate shall be submitted to the Director of Building Standards.
- 21.4.11 Prior to the transfer of any Lot or Block on the Plan, the Owner shall certify that the dwelling unit has been equipped with a 2-stage high efficiency furnace to provide for energy efficiency heating and cooling pursuant to Subsection 21.3.13 of this Agreement. The certificate shall be submitted to the Director of Building Standards.
- 21.4.12 The Owner shall design and construct the rear lot catchbasins and associated storm sewer lead on Lots 72, 74, 76, 79 and 80 on Schedule “A” to accommodate the drainage from the abutting lots in Plan 65M-3821. The Owner shall construct the necessary storm sewer and appurtenances to connect the existing rear lot dry-well catchbasins located on Lots 19, 21, 23, 24 and 28 on Plan 65M-3821 external to the Plan to the proposed rear lot catchbasins on Lots 72, 74, 76, 79 and 80 on Schedule “A”, as shown on the Construction Drawings when directed to do so in writing by the City.
- Prior to final approval of the Plan, the Owner shall convey temporary easements to the City extending for a period of 24 months from the date of the registration of the Plan on Lots 72 to 80 both inclusive on Schedule “A”, for storm sewer and overland drainage purposes, as per Item 4 on Schedule “K”. In addition, the Owner shall facilitate the conveyance of easements to the City on Lots 18, 19, 20, 21, 22, 23, 24 and 28 on Plan 65M-3821 (hereinafter referred to as the “Northdale Lots”) for storm sewer and overland drainage purposes.
- Prior to the transfer of Lots 72 to 80 inclusive on Schedule “A”, the Owner shall ensure that the purchaser of said lots have acknowledged and agreed to transfer to the City permanent storm sewer easements in a form satisfactory to the City and the City shall register the easements at its discretion.
- The Owner shall include a provision in each Purchase and Sale Agreements for Lots 72 to 80 inclusive on Schedule “A” that permits the Owner to construct the storm connections to the existing rear lot dry-well catchbasins on the Northdale Lots notwithstanding the transfer of the lot.
- 21.4.13 Prior to the transfer of Lots 71 to 80 both inclusive on Schedule “A” or no later than September 01, 2010, whichever comes first, the Owner shall erect a permanent 1.5 metre high black vinyl chain link fence along the rear limits of the aforementioned Lots and Blocks as shown on the Construction Drawings; or as amended and approved on the Construction Drawings to the satisfaction of the Development/Transportation Engineering Department. The Owner’s consulting engineering shall certify to the Building Standards Department that the above-noted fences are constructed in accordance with this requirement, all to the satisfaction of the Development/Transportation Engineering Department.
- 21.4.14 Prior to the transfer of Lots 72 to 80 both inclusive on Schedule “A”, the City shall be satisfied that an easement agreement in a registerable form is in place with the purchaser

of the lot for the establishment of a permanent storm sewer easement on the lot in favour of the City.

## 21.5 WARNING CLAUSES

21.5.1 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants.”

21.5.2 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 34, 40 and 48 on Schedule “A”:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant.”

21.5.3 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 35, 37 to 39 both inclusive, 49 , 50, 64 to 72 both inclusive and Block 82 on Schedule “A”:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment and in compliance with the City’s noise policy (Note: locate air cooled condenser unit in a noise insensitive area and ensure that unit has a maximum ARI rating of 7.6 bels.).”

21.5.4 The following warning clause shall be in all Offers of Purchase and Sale or Lease for Lots 34, 35, 37 to 40 both inclusive, 48 to 50 both inclusive, 64 to 72 both inclusive and Block 82 on Schedule “A”:

“Purchasers and/or tenants are advised that despite the inclusion of noise control features within this development area and within the building units, sound levels from increasing road traffic on Dufferin Street may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level exceeds the City’s and the Ministry of Environment’s noise criteria.”

21.5.5 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Hunterwood Chase may be subject to public transit bus traffic, and that necessary bus stops and passenger amenities will be placed accordingly.”

21.5.6 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of this subdivision agreement. A drawing depicting conceptual location for boulevard trees is

included as a schedule in the subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete boulevard trees without further notice.

The City has not imposed an amount of a tree fee or any other fee which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- 21.5.7 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan that may abut a public highway, laneway, walkway, park, open space or similar public space:

“Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Ventana Homes Inc.) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- 21.5.8 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Ventana Homes Inc.) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- 21.5.9 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- 21.5.10 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

- a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m	3.5m
7.0 - 8.99m	3.75m
9.0 – 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 9.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

21.5.11 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings.”

21.5.12 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that Germana Place ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands without further notice.”

21.5.13 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

21.5.14 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that the Owner (Ventana Homes Inc.) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this

contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

- 21.5.15 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 1 to 21 both inclusive, 39, 49, 65 to 68 both inclusive on Schedule "A":

"Purchasers and/or tenants are advised that the adjacent open space, woodlot or storm water management facility are designed for renaturalization and therefore shall receive minimal maintenance."

- 21.5.16 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the following Lots and Blocks on Schedule "A":

"Purchasers and/or tenants are advised that all of the residential units within this Plan will be built to ENERGY STAR® standards, and shall be ENERGY STAR® certified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification process for the ENERGY STAR® program is the responsibility of the developer and/or builder."

- 21.5.17 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the following Lots and Blocks on Schedule "A":

"The Owner shall inform the public and all purchasers and tenants that this development will function as a subdivision and all details and associated community plans shall be presented in the sales office, and through marketing material, etc."

- 21.5.18 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the following Lots and Blocks on Schedule "A":

"The Owner be advised that portions of the surrounding area have been identified by the Ministry of natural Resources as an area containing aggregate resources. The west half of Lot 30, Concession 2, which is located immediately east of the north easterly portion of the lands in the OPA 332 Planning Area is currently zoned M4 (Pits and Quarries Industrial Zone). All of these lands may be subject to an application to the Ministry of Natural Resources for an aggregate extraction license."

- 21.5.19 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the following Lots and Blocks on Schedule "A":

"The purchaser and/or tenant are aware that the property is located in proximity to the Keele Valley landfill Site and the Avondale Composting Site. The purchaser and/or tenant is aware that during their operating lifetime the landfill and composting facilities may continue to create noise, odours, dust and/or visual impact which may, from time to time under certain atmospheric conditions, be noticed by the occupants of the property."

- 21.5.20 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the following Lots and Blocks on Schedule "A":

"Purchasers and/or tenants are advised that dwellings on Blocks 82 and 83 may front onto a temporary vehicular turn-around and/or hammerhead. The temporary vehicular turn-around and/or hammerhead will be removed upon the development of the adjacent lands and the extension of the road allowance."



- 21.5.21 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 37, 38, 42 to 44 both inclusive, 47, 48, 59 to 63 both inclusive, 72 to 79 both inclusive and Block 82 on Schedule “A”:

“Purchasers and/or tenants are advised that their home has been designed to incorporate an infiltration trench system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches.”

- 21.5.22 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 1, 14, 15, 69, 70 and 81 on Schedule “A”:

“Purchasers and/or tenants are advised that the proposed finished lot grading may not meet the City of Vaughan lot grading criteria in side and rear yard. Although the minimum rear yard amenity area will be provided as required by the Zoning By-law, the remaining areas of the side and rear yard may have slopes exceeding City criteria in order to maintain existing topographical conditions.”

- 21.5.23 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that should the purchaser install a swimming pool, any external heating system of the swimming pool shall be solar energy only.”

- 21.5.24 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on Schedule “A”:

“Purchasers and/or tenants are advised that their home has been designed to incorporate the following environmental sustainability features:

- a) Rainwater harvesting (Rain Barrel).
- b) Pre-engineering wiring within the home for future solar panel installation by the individual homeowner at a later date.
- c) 2-stage high efficiency furnace. “

- 21.5.25 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 2, 4, 6, 8, 9, 15, 23 to 27 both inclusive, 30 to 32 both inclusive, 34, 35, 39 to 42 both inclusive, 45 to 47 both inclusive, 51 to 54 both inclusive, 56 to 59 both inclusive, 61, 63 to 65 both inclusive, 68, 70 and 72 to 74 both inclusive on Schedule “A”:

“Purchasers and/or tenants are advised that their home has been designed to incorporate the permeable driveway pavers. It is the responsibility of the homeowner to maintain the permeable pavers on the driveway.”

- 21.5.26 The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 72 to 80 both inclusive on Schedule “A”:

“Purchasers and/or tenants are advised that the lot includes a rear lot catchbasin that has been designed to accommodate the surface drainage and a storm sewer connection from the abutting existing lots to the north. The homeowner will be responsible for the maintenance of the rear lot catchbasin to ensure that the grate is kept clear of ice, leaves and other debris that would prevent storm water from entering or passing through the catchbasin. Furthermore, the storm sewer connection to the abutting lots to the north shall be

constructed by the developer following the transfer of the lot. If the storm sewer connections to the existing rear lot dry-well catchbasins on the abutting lots in Plan 65M-3821 is not constructed within 24 months of the date of the registration of the Plan, the temporary storm sewer easement will expire and the maintenance and responsibility of the rear lot catch basin and storm sewer lead on the lot will be the sole responsibility of the lot owner in accordance with City standards.”

## 21.6 PRIOR TO INITIATION OF CONSTRUCTION

21.6.1 Prior to the initiation of construction within the Plan, the Owner shall provide construction access to the Plan to the satisfaction of the City and the Region of York. Construction access to the Plan shall be from Dufferin Street.

No other access to the Plan shall be used for construction unless authorized in writing by the City. If another access is used without approval, the City may refuse to issue further building permits within the Plan or subsequent future phases until such use ceases.

The Owner shall remove the construction access when directed by the City to do so.

21.6.2 No development or grading shall occur on any site identified within the Plan as being archaeologically significant by the evaluation referred to in Subsection 21.2.3, or by Heritage Vaughan, until archaeological excavations of all significant sites within the Plan have been completed to the satisfaction of the City. The Owner shall take whatever measures are required by the City to protect any archaeologically significant sites.

21.6.3 Prior to initiation of any grading within the Plan, the Owner shall have met all the requirements outlined in Subsection 21.2.5 to the satisfaction of the T.R.C.A. and the City.

21.6.4 Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City and TRCA. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City and TRCA.

21.6.5 Prior to the initiation of grading or stripping of vegetation or topsoil, the Owner shall:

- a) Obtain a fill permit from the City;
- b) Agree that all lots or blocks left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing;
- c) Submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period;
- d) Ensure that the topsoil storage be limited to the amount required for final grading with the excess removed from the site; and
- e) Ensure that the topsoil is not stock piled on park or school blocks.

## 21.7 GENERAL

21.7.1 The Owner shall:

- (a) Carry out, or cause to be carried out, to the satisfaction of the T.R.C.A., the recommendations pursuant to Subsection 21.2.5;

- (b) Design ,install, inspect and maintain on-site erosion and sediment control, in order to meet the requirements of the Federal Fisheries Act and the Conservation Authorities Act. Any increases in concentrations of suspended solids of sediment loading may be in violation of this Act;
- (c) Maintain all stormwater management, and erosion and sedimentation control structures operating and in good repair during the construction period; and in a manner satisfactory to the T.R.C.A.;
- (d) Obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) and the Lakes and Rivers Improvements Act., for site grading and stormwater management pond and associated outfall on the Plan; and
- (e) Erect a permanent fence to the satisfaction of the TRCA for Lots 1 to 4 both inclusive on Schedule “A”.

21.7.2 The Owner shall provide energy efficient street lighting to the satisfaction of the City as per the approved Construction Drawings.

21.7.3 The Owner agrees that all lots or blocks within future phase of the subject draft plan left vacant (6) months following completion of overall grading shall be topsoiled, to a minimum depth of 100 mm, seeded, or approved alternate maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.

21.7.4 The Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox(es) and to indicate these locations on appropriate servicing plans.

21.7.5 Prior to offering any unit for sale, the Owner shall display the following on the interior wall of the Sales Office and shall be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City:

- (a) Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc;
- (b) Location of street utilities, fire hydrants, community mailboxes, entrance features, fencing and noise attenuation features, together with sidewalk plan approved in conjunction with draft plan approval;
- (c) Location of parks, open space, stormwater management facilities and trails;
- (d) Location of institutional uses, including schools, places of worship, community facilities;
- (e) Location and type of commercial sites;
- (f) Colour-coded residential for singles, semis, multiples and apartment units; and
- (g) The following notes in **BOLD CAPITAL TYPE** on the map display:
  - i) For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8565;
  - ii) For detailed grading and berming information, please call the developer’s engineering consultant, RAND Engineering Corporation; and
  - iii) This map is based on information available as of (date of map) and may be revised or updated without notification to purchasers.

- iv) All the residential units within this plan will be built to ENERGY STAR® standards, and shall be ENERGY STAR® qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification for the ENERGY STAR® program are the responsibility of the developer and/or builder.

- (h) A notice regarding grading deposits and their return by the vendor to the purchaser for residential units where grading deposits are normally required. The notice shall state the following:

“Any grading deposit required in the Agreement of Purchase and Sale or Lease for units in this plan is NOT a requirement of the City of Vaughan. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to the vendor/landlord.”

- 21.7.6 The Owner shall indemnify and save harmless the City and Regional Municipality of York from any claim or action as a result of water or sewer service not being available when anticipated.
- 21.7.7 The Owner shall enter into an agreement with the Regional Municipality of York, agreeing not to “pre-sell” lots or blocks on future development lands to end users until such time as the Regional Municipality of York confirms in writing that there is sufficient water and sewer servicing capacity to service beyond this Plan.
- 21.7.8 The Owner acknowledges that any existing wells on the Plan should be decommissioning in accordance with all the applicable Provincial Legislation and guidelines to the satisfaction of the City and Region of York.
- 21.7.9 The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of York Region’s Transportation Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- 21.7.10 The Owner shall submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA’s Erosion and Sediment Control Guidelines for Urban Construction ([www.sustainabletechnologie.ca](http://www.sustainabletechnologie.ca)).
- 21.7.11 The Owner shall implement provision for pedestrian and cycling facilities within the Plan in order to accommodate alternative modes of travel to the satisfaction of the Region of York.
- 21.7.12 The Owner acknowledges that any street intersection with a Regional Road shall be designed and constructed to the satisfaction of the Region, including any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Region of York.
- 21.7.13 The Owner acknowledges that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern to the satisfaction of the City.
- 21.7.14 The Owner shall remove any existing driveways and buildings on site, which are not approved to be maintained as part of the Plan. Any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner, to the satisfaction of the Region of York and the City.
- 21.7.15 The Owner acknowledges that the damage of all utility plants within Regional right of way should be replaced and restored to the satisfaction of the Region of York.
- 21.7.16 The Owner shall ensure that:

- i. no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
  - ii. any noise fences required adjacent to Regional roads shall be constructed on the private side of the 0.3 metre reserve and may be maximum 2.5 metres in height, subject to the City's concurrence;
  - iii. maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York; and
  - iv. any landscaping provided on the Regional right-of-way by the Owner or the City must be approved by the Region and maintained by the City, with the exception of the usual grass maintenance.
- 21.7.17 The Owner shall advise all potential purchasers of the possible longer-term future introduction of transit service along Dufferin Street, and customer amenities typically associated with such service. These will be determined accordingly to the satisfaction of York Region Transit (YRT) and the City of Vaughan, as applicable, prior to any such implementation. Notification should be achieved through sale offices, marketing materials, and appropriate notification clauses in purchase agreements.
- 21.7.18 The Owner acknowledges that all residential units to be built to ENERGY STAR® for New Homes Technical Specifications (Version 2.0 or most current) standards, and agrees to comply with the ENERGY STAR® for New Homes Administrative Procedures (September 2006 or most current) process requirements for design, inspection and certification.
- 21.7.19 The Owner shall carry out or cause to be carried out the recommendations contained in the Environmental Site Assessment Report(s) and ensure that adequate field inspection is provided to validate the recommendations in the Phase II Environmental Site Assessment to the satisfaction of the City.
- 21.7.20 The Owner acknowledges that plant species in the draft plan area, identified as rare and significant on the Oak Ridges Moraine, be relocated to the adjacent open space system, prior to initiation of grading on the site or that an erosion and sediment control plan which illustrates the isolation of plant species locations be submitted to the TRCA for review and approval.
- 21.7.21 The Owner shall ensure that the road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning and Development Services Department.
- 21.7.22 Prior to the release of any security held by York Region for this Plan, the Owner shall certify that the as-constructed noise attenuation features immediately adjacent to the Regional right-of-way meet the Ministry of Environment guidelines.
- 21.7.23 Prior to the City endorsing the Ministry of Environment (MOE) certificates for construction, the Owner's properly qualified environmental consultant shall have to certify, to the satisfaction of the City that:
- a) Any septic system(s) and any well(s) found have been decommissioned in accordance with the proper regulations; and
  - b) The debris (concrete, wood, bricks, wood piles and the wire fence), as identified in "A Report to Ventana Homes Inc., Phases I and II, Environmental Site Assessment, proposed Residential Development, 10944, 10960 and 10980 Dufferin Street, City of Vaughan", by Soil Engineers Ltd., revised on November 14, 2007, have been removed and disposed off site properly.
- 21.7.24 The Owner shall convey the following lands to Region of York for public highway purpose, free of all costs and encumbrances, to the satisfaction of Regional Transportation Services Department and the York Region Solicitor:

- a) a widening across the full frontage of the site where it abuts Dufferin Street of sufficient width to provide a minimum of 18 metres from the centreline of construction of Dufferin Street;
- b) a 15.0 metre by 15.0 metre daylight triangle at the northwest and southwest corners of Dufferin Street and Hunterwood Chase;
- c) a 0.3 metre reserve across the full frontage of the site where it abuts Dufferin Street; and adjacent to the above noted widenings; and
- d) an additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of a southbound right turn lane at the intersection of Dufferin Street and Hunterwood Chase.

21.7.25 The Owner acknowledges that the implementing zoning by-law recognizes Blocks 85 and 109 on Schedule “A” in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.

21.7.26 The Owner acknowledges that as part of Phase 5 of the Class Environmental Assessment (Class EA) process the Owner shall implement the mitigation measures outlined in Table 5 of the Environmental Screening Document (ESD). The ultimate sanitary sewer outlet for the Block 20 OPA 332 lands shall be designed and constructed to the satisfaction of the City and in accordance with the approved environmental assessment.

21.7.27 Concrete pedestrian access shall be provided connecting the Plan to the Regional roadway as follows:

- Connecting the eastern bulb of Antonini Court with the west side of Dufferin Street, at Block 87 on Schedule “A”.

The concrete pedestrian access shall be provided at no cost to Region of York and concurrent with construction of necessary sidewalks. Sidewalks and concrete pedestrian access shall be provided in accordance with OPSD 310.010, 310.020, 310.030 and should be provided “at grade” (i.e. without stairs, inclines, etc.).

21.7.28 The Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations (CMB) prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowner does a sign-off. Also that the builder will post in clear sight, a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed prior to the start of the house sales for the subdivision.

21.7.29 The Owner acknowledges that the implementing zoning by-law recognizes Block 108 on Schedule “A” (existing residential) in an appropriate zoning category, which has the effect of prohibiting future intensified development, beyond that of existing residence located on-site, to the satisfaction of TRCA.

21.7.30 The Owner shall convey to Region of York a 0.3 metre reserve along the entire frontage of the site except at the approved access location, adjacent to the noted widening, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

21.7.31 The Owner shall design and construct the traffic calming/management measures that are identified on the approved Block 20 Traffic Management Plan for the Plan in accordance with the approved Construction Drawings and the provisions of this Agreement to the satisfaction of the City. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures and/or modify existing traffic calming measures to the satisfaction of the City.

21.7.32 The Owner acknowledges that the City has approved a Pedestrian and Bicycle Master Plan that recommends the establishment of neighbourhood signed bike routes and



neighbourhood multi-use recreational pathways abutting the Plan and the development in Block 20. The Owner shall carry out or cause to carry out at no cost to the City the recommendations of the approved Pedestrian and Bicycle Master Plan as it pertains to the Plan and Block 20 in accordance with the approved Construction Drawings and Schedule “F” to the satisfaction of the City.

21.7.33 The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area(s)/shelter pad(s) identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing area(s)/shelter pad(s) shall be owned and maintained by the Region and that the City shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT, passenger standing area(s) and shelter pad(s) shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Dufferin Street (southbound)	Hunterwood Chase (near-side)	Adjacent to BLOCK 84 on Schedule “A”	YRT-1.02 or YRT-1.03	-

The passenger standing area(s)/shelter pad(s) shall be provided at no cost to York Region and concurrent with construction of necessary sidewalks.

21.7.34 The Owner will construct the passenger standing area(s) and/or shelter pad(s) identified in Subsection 21.7.33 shall be installed to the satisfaction of the City and York Region Transit. Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop location(s) determined during the design phase are subject to change. Prior to construction of the passenger standing area(s)/shelter pad(s), the consultant needs to confirm with YRT the final bus stop locations/requirements. The consultant shall contact YRT Facilities Supervisor at (905) 762-1282 ext. 5600 to confirm final details.

21.7.35 The Owner shall provide and fit up a suitable temporary Community mailbox location(s) that may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks, and final grading have been completed at the permanent CMB site locations (a gravel area with a single row of patio stones – specifications to be provided). This will enable Canada Post to provide mail service to new residences as soon as the homes are occupied. The Owner shall fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. The Owner should provide evidence of how they intend to coordinate this activity in a timely manner to a safe and clean area.

21.7.36 The Owner shall advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Subsection 21.2.41. This includes potential transit routes, bus-stops and shelter locations. This will be achieved through distribution of information/marketing materials (YRT route maps, future plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and Future Plan maps are available from YRT upon request.

21.7.37 The Owner shall provide a copy of the adopted implementing zoning by-law to the TRCA, when available, to facilitate the clearance of conditions of approval.

21.7.38 The Owner shall submit Edge Management/Restoration Planting Plans for Open Space Buffer Blocks 85 and 109 on Schedule “A” to the satisfaction of the City and TRCA.

- 21.7.39 The Owner shall maintain adequate chlorine residuals in the watermain within the Plan, from the time the watermain is connected to the municipal system until such time as the City issues Completion Approval. In order to maintain adequate chlorine residuals, the Owner may be required to either install automatic flushing devices or retain City Staff or a qualified consultant to carry out manual flushing to the satisfaction of the City. City staff will conduct the monitoring and testing for chlorine residual. The Owner shall be responsible for the costs associated with the monitoring, testing and flushing of the watermain system including water used in the program, as per Schedule I.

In the event that water quality test results do not meet Ontario Drinking Water Quality standards, at the request of the City, the Owner shall immediately prepare and submit a Water Quality Analysis Report to the satisfaction of the City. The report shall identify all remedial action required, including the need and frequency of a flushing program, in order to continuously maintain minimum required drinking water quality standards throughout the construction occupancy phasing of the Plan.

Where a flushing program is required, the Water Quality Analysis Report shall estimate the total volume of water required to facilitate the proposed flushing program. Supporting calculations shall be included within the report based on actual system operating pressures (as monitored in the field) and based on as-constructed network details.

Based on the results of the Water Quality Analysis Report, the City shall charge the Owner at current retail water and sewer rates for the total volume of water consumed throughout the duration of the program.

SECTION "22" NOTIFICATION

If any notice is required to be given by the City to the Owner with respect to this agreement, such notice shall be delivered, mailed or faxed to:

Townwood Homes Inc.  
1 Bradwick Dr., Suite #1  
Concord, Ontario  
Canada L4K 2T4

ATTENTION: Mr. J.R. (Randy) Griffin

Phone: (905) 669-1615

Fax: (905) 669-1646

Or such other address as the Owner has given the City Clerk in writing or notice may be given to the Owner by prepaid registered mail and any such notice shall be deemed to have been delivered on the third business day after mailing or same day if by fax. If notice is to be given by the Owner to the City it shall be similarly given to:

The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

ATTENTION: Jeffrey A. Abrams, City Clerk

Fax: 905-832-8535

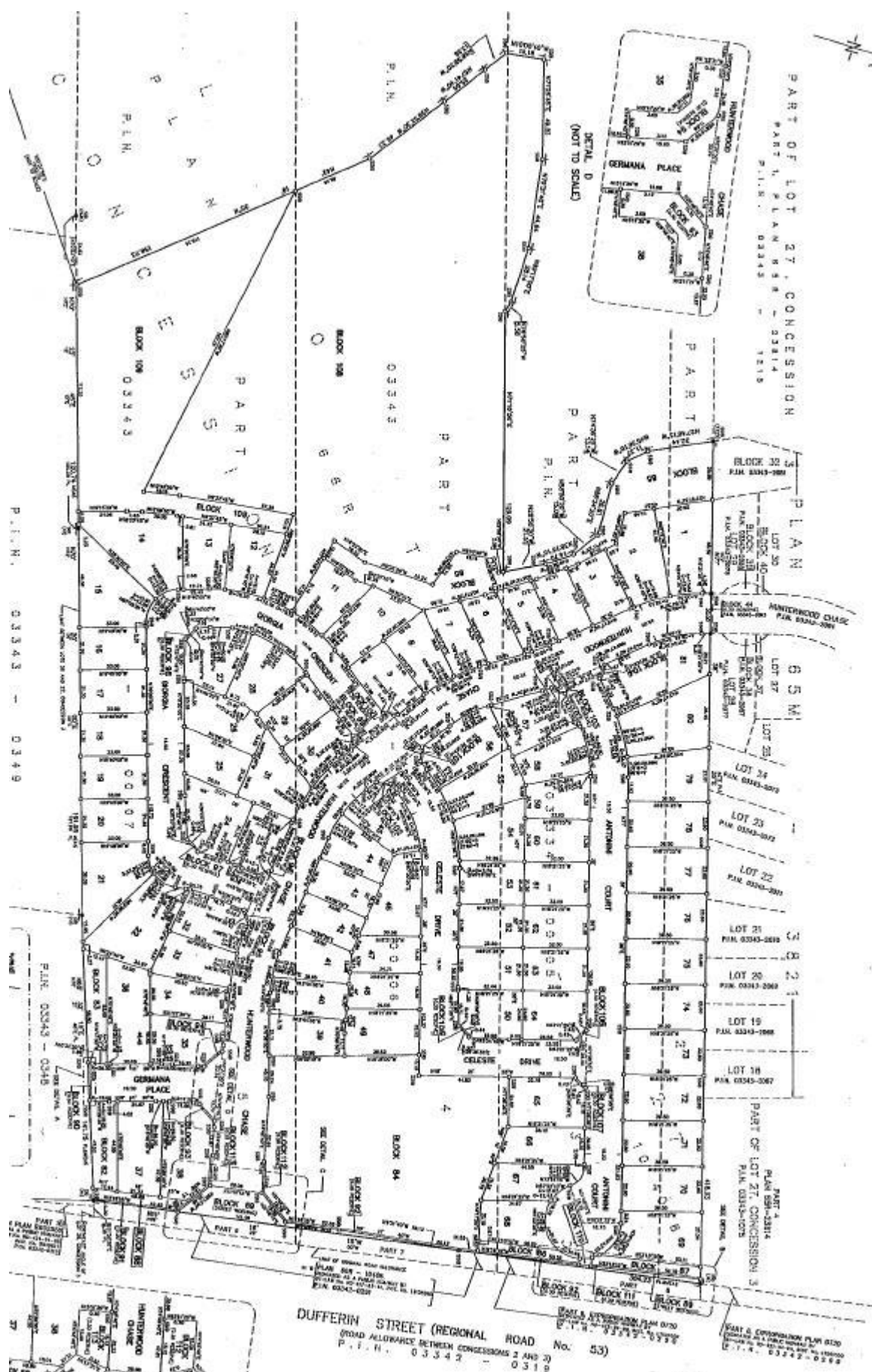


## CITY OF VAUGHAN

SCHEDULE "A"

## PLAN OF SUBDIVISION

Large scale drawings may be viewed at the City of Vaughan Engineering Department.



CITY OF VAUGHANSCHEDULE "B"CONSTRUCTION DRAWINGS

1. The following drawings prepared by RAND Engineering Corporation, if approved and signed by the City, shall form part of the Construction Drawings referred to in Subsection 6.6 and are available for review at the offices of RAND Engineering Corporation, 5285 Solar Drive, Mississauga, ON, L4W 5B8, or at the City Offices. If revised drawings are prepared by RAND Engineering Corporation which are approved by the City, they shall form part of the Construction Drawings:

<u>DRAWING NO.</u>	<u>DESCRIPTION</u>
1A	GENERAL NOTES
1	GENERAL PLAN – UNDERGROUND SERVICING
2	COMPOSITE UTILITY PLAN
3	STORM DRAINAGE PLAN
3b	STORM DRAINAGE PLAN (Street Catchbasins)
4	SANITARY DRAINAGE PLAN
5	GRADING PLAN
6	GRADING PLAN
7	GRADING PLAN
8	GRADING PLAN
9	PLAN & PROFILE – HUNTERWOOD CHASE (STA. 0+102.460 TO 0+260)
10	PLAN & PROFILE – HUNTERWOOD CHASE (STA. 0+260 TO 0+440)
11	PLAN & PROFILE – HUNTERWOOD CHASE (STA. 0+440 TO 0+553.890)
12	PLAN & PROFILE – GIORGIA CRESCENT (STA. 0+000 TO 0+160)
13	PLAN & PROFILE – GIORGIA CRESCENT (STA. 0+160 TO 0+313.049)
14	PLAN & PROFILE – GERMANA PLACE (STA. 0+000 TO 0+077.000)
15	PLAN & PROFILE – CELESTE DRIVE (STA. 0+000 TO 0+120)
16	PLAN & PROFILE – CELESTE DRIVE (STA. 0+120 TO 0+237.720)
17	PLAN & PROFILE – ANTONINI COURT (STA. 0+000 TO 0+160)
18	PLAN & PROFILE – ANTONINI COURT (STA. 0+160 TO 0+298.660)
19	PLAN & PROFILE – SANITARY & STORM SEWER (BLOCK 84-SWMF.)
20	PLAN & PROFILE – SANITARY EASEMENT / 1350mm CONC. STORM OUTLET
21	PLAN & PROFILE – DUFFERIN STREET
22	PLAN & PROFILE – DUFFERIN STREET PAVEMENT MARKINGS PLAN
23	STORMWATER MANAGEMENT FACILITY - GRADING
24	STORMWATER MANAGEMENT FACILITY – DETAILS (INLET STORM SEWER)
25	STORMWATER MANAGEMENT FACILITY – DETAILS (QUALITY CONTROL STORM SEWER)
26	STORMWATER MANAGEMENT FACILITY – DETAILS (STORM MANHOLE OUTLET STRUCTURE)
27	SECTIONS
27A	SECTIONS (DUFFERIN STREET)
27B	SECTIONS (DUFFERIN STREET)



CITY OF VAUGHAN

SCHEDULE "B" (CONT'D)

CONSTRUCTION DRAWINGS

<u>DRAWING NO.</u>	<u>DESCRIPTION</u>
28	DETAILS
29	SEDIMENT CONTROL PLAN
30	STANDARD DETAILS (CITY OF VAUGHAN)
31	STANDARD DETAILS (CITY OF VAUGHAN)
32	SEWER DESIGN SHEETS
33	DESIGN SHEETS

2. The following drawings prepared by Schaeffer & Associates Ltd., if approved and signed by the City, shall form part of the Construction Drawings referred to in Subsection 6.6 and are available for review at the offices of Schaeffers & Associates Ltd., 6 Ronrose Drive, Concord, Ontario, L4K 4R3, or at the City Offices. If revised drawings are prepared by Schaeffers & Associates Ltd., which are approved by the City, they shall form part of the Construction Drawings:

<u>DRAWING NO.</u>	<u>DESCRIPTION</u>
GN-1	GENERAL NOTES (PART 1)
GP-1	GENERAL PLAN (PART 1)
GP-2	GENERAL PLAN (PART 2)
PP-1	PLAN & PROFILE – MNR EASEMENT (FROM STA. 0+000.000 TO STA. 0+180.000)
PP-2	PLAN & PROFILE – MNR EASEMENT (FROM STA. 0+180.000 TO STA. 0+380.000)
PP-3	PLAN & PROFILE – TESTON ROAD (FROM STA. 10+000.000 TO STA. 10+250.000)
PP-4	PLAN & PROFILE – DUFFERIN DTREET (FROM STA. 0+000.000 TO STA. 0+250.000)
PP-5	PLAN & PROFILE – DUFFERIN DTREET (FROM STA. 0+250.000 TO STA. 0+450.000)
PP-6	PLAN & PROFILE – TESTON ROAD (FROM STA. 10+250.000 TO STA. 10+490.000)
D1	DETAIL OF FLOW CONTROL DEVICE FOR MH.4A
S1	WATERMAIN SUPPORT DETAILS
TA-1	SANITARY DRAINAGE PLAN (PART 1)
TA-2	SANITARY DRAINAGE PLAN (PART 2)
TA-3	EXTERNAL SANITARY DRAINAGE PLAN

CITY OF VAUGHAN

SCHEDULE "B" (CONT'D)

CONSTRUCTION DRAWINGS

3. The following landscape drawings prepared by Cosburn Associates Limited, if signed by the City, shall form part of the Construction Drawings referred to in Subsection 6.6 and are available for review at the offices of Cosburn Associates Limited, 20 Crown Steel Drive, Suite 2, Markham, ON, L3R 9X9, or at the City office. If revised landscape drawings are prepared by Cosburn Associates Limited, which are signed by the City, they shall form part of the Construction Drawings:

<u>DRAWING NO.</u>	<u>DESCRIPTION</u>
L-1	STREETSCAPE
L-2	STREETSCAPE
L-3	STREETSCAPE
L-4	STREETSCAPE
L-5	ENLARGEMENT
LW1	SWM POND
LE1	TRCA BUFFER RESTORATION
LD1 – LD8	DETAILS
LE2	SANITARY EASEMENT RESTORATION
LE-D1	SANITARY EASEMENT DETAILS
LE-D2	SANITARY EASEMENT DETAILS

4. The following streetlighting drawings prepared by RTG Systems Corporation, 3518 Mainway, Suite 203, Burlington, Ontario, L7M 1A8, if signed by the City, shall form part of the Construction Drawings referred to in Subsection 6.6 and are available for review at the offices of RTG Systems Corporation and at the City office. If revised streetlighting drawings are prepared by RTG Systems Corporation which are signed by the City, they shall form part of the Construction Drawings:

<u>DRAWING NO.</u>	<u>DESCRIPTION</u>
SL-1	STREETLIGHT DESIGN
SL-2	STREETLIGHT DESIGN
SL-3	STREETLIGHT DESIGN
SL-4	STREETLIGHT DESIGN
SL-5	STREETLIGHT DESIGN
1	INTERSECTION ILLUMINATION (DUFFERIN STREET & HUNTERWOOD CHASE)
2	ELECTRICAL LEGEND (DUFFERIN STREET & HUNTERWOOD CHASE)

## CITY OF VAUGHAN

### SCHEDULE "C"

#### MUNICIPAL SERVICES TO BE CONSTRUCTED BY OWNER

The Owner shall construct the municipal services as shown on the Construction Drawings, which are listed in Schedule "B". They shall be completed in accordance with the requirements of the City and any other authority having jurisdiction. The work shall include, but not be limited to, the following:

#### 1. Watermains

Reinforced concrete pressure pipes, polyvinyl chloride or approved equivalent watermains on the streets, easements, blocks and lots within the Plan together with valves, hydrants equipped with anti-tampering devices, copper service connections for the lots, connections to existing or proposed systems, and any other appurtenances, to the requirements of the City.

##### External

Construction of the watermain as shown on the Construction Drawings, which are listed in Schedule "B". They shall be completed in accordance with the requirements of the City and any other authority having jurisdiction.

- 250 mm, 300 mm diameter watermains on Dufferin Street and Teston Road.

#### 2. Storm Sewers

Reinforced concrete or approved equivalent storm sewers, foundation drain collectors and clean water collectors on the streets, blocks and easements within the Plan, together with manholes, service connections for the lots, catchbasins, concrete box culvert, headwalls, storm management pond, ditches and any other appurtenances, all to the requirements of the City and any other authority having jurisdiction. Storm drainage works shall be sized to accommodate flows expected from the Plan based on urban and rural development as specified by the City.

One (1) rain barrel for each unit within the Plan to the requirements of the City.

##### External

Construction of the storm sewer as shown on the Construction Drawings, which are listed in Schedule "B". They shall be completed in accordance with the requirements of the City and any other authority having jurisdiction.

- 300 mm, 375 mm, 525 mm, 1200 mm diameter storm sewers on Dufferin Street.

Construction of storm sewer connections to dry wells on Lots 18, 19, 21, 23 and 28 on 65M-3821 abutting north of the Plan as shown on the Construction Drawings.

#### 3. Sanitary Sewers

Polyvinyl chloride or approved equivalent sanitary sewers on the streets, easements and Blocks in the Plan, together with manholes and service connections for the lots and/or blocks, connections to existing system and any other appurtenances to the requirements of the City and any other authority having jurisdiction.

##### External

Construction of the sanitary sewer as shown on the Construction Drawings, which are listed in Schedule "B". They shall be completed in accordance with the requirements of the City and any other authority having jurisdiction.

CITY OF VAUGHAN

SCHEDULE "C" – CONT'D

MUNICIPAL SERVICES TO BE CONSTRUCTED BY OWNER

- 200 mm, 450 mm, 600 mm diameter sanitary sewers on Dufferin Street, Teston Road and Block 12 woodlot.

4. Roads

Asphalt surfaced roadways with concrete curb and gutter on the streets of the Plan together with intersection treatments, temporary turning circle and removal of, traffic and street signs, and other works and appurtenances, to the requirements of the City and any other authority having jurisdiction.

External

Road widening on Dufferin Street to the satisfaction of the Region of York.

5. Boulevards and Driveways

Asphalt pavement or other hard surface acceptable to the City, at driveway locations from curb to garage doors of the house. Asphalt driveways shall be constructed in two lifts with 200 mm compacted depth of granular "A", 50 mm compacted depth HL-8 asphalt and 25 mm compacted depth HL-3 asphalt to the requirements of the City. All remaining areas of boulevards not covered by driveways or sidewalks shall be covered with 450 mm topsoil and No. 1 nursery sod placed according to the current City standards.

The permeable pavers for driveways shall be installed on Lots 2, 4, 6, 8, 9, 15, 23 to 27 both inclusive, 30 to 32 both inclusive, 34, 35, 39 to 42 both inclusive, 45 to 47 both inclusive, 51 to 54 both inclusive, 56 to 59 both inclusive, 61, 63 to 65 both inclusive, 68, 70 and 72 to 74 both inclusive on Schedule "A", to the requirements of the City and as per the details on the approved Construction Drawings.

6. Sidewalks and Walkways

1.5 metre wide concrete sidewalks in the locations shown on the Construction Drawings together with driveway treatments, intersection treatments, connections to existing or proposed sidewalks and/or walkway systems and other works to the requirements of the City and any other authority having jurisdiction.

7. Fences and Noise Attenuation Features

Construct chain link, maintenance free privacy and acoustical fences and barriers in the locations as shown on the approved Construction Drawings. All required fencing and acoustic barriers abutting public lands shall be constructed with all fencing material, including foundations, completely on private lands and totally clear of any 0.3 metre reserve.

Notwithstanding the above clause, all wood maintenance free privacy and acoustic fencing shall have 2 coats of stain applied (both faces) within 30 days following the construction of the fence to the satisfaction of the City.

8. Overall Grading

Construct all lot and block grades as noted on the Construction Drawings such that overland flow is directed to approved outlets without causing ponding.

CITY OF VAUGHAN

SCHEDULE "C" – CONT'D

MUNICIPAL SERVICES TO BE CONSTRUCTED BY OWNER

9. Trees, Landscaping and Streetscape and SWM Pond Landscaping

Plant the required number of trees and shrubs, deciduous: 60-70 mm in caliper, as shown on the landscape drawings prepared by Cosburn Associates Limited, and approved by the City. The trees shall be planted at a minimum density of one tree per unit at the front of each unit and two additional trees on each corner lot. Trees shall be planted at 12.0 m spacing on the boulevards along all blocks in the plan. The location and species of the trees to be in accordance with the planting plan and specifications submitted by the Owner and approved by the City. The trees shall be guaranteed during the guaranteed maintenance period. Plant all trees and plant material in accordance with the approved Construction Drawings in Schedule "B".

Native trees with a minimum caliper of 80mm (Deciduous) and 2500mm height (Coniferous) in the rear yards of Lots 69 to 81 both inclusive on Schedule "A" and on the abutting external Lots 28, 18 to 24 both inclusive on Plan 65M-3821 for additional buffering. The trees shall be guaranteed during the guaranteed maintenance period. Plant all trees and plant material in accordance with the approved Construction Drawings in Schedule "B".

Habitat restoration through the use of native drought resistant plant materials (Xeriscapes) in the buffer areas along the top-of-bank and within the stormwater management pond. The trees shall be guaranteed during the guaranteed maintenance period. Plant all trees and plant material in accordance with the approved Construction Drawings in Schedule "B".

10. Park

N/A

11. Mud and Dust Control

All roadway surfaces, ditches, catch basins, storm and sanitary sewers appurtenances shall be kept clear of mud and dust to the satisfaction of the City.

12. Erosion and Sediment Control

Design, implement and monitor erosion and sediment control measures during all phases of construction in the Plan in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction dated December 12, 2006, to the satisfaction of the City and TRCA.

13. Pavement Markings, Pedestrian and Bicycle Route Signage

Apply pavement markings, pedestrian and bicycle signage external to the Plan as shown on the approved Construction Drawings in accordance with City of Vaughan specifications in locations identified by the City.

14. Streetlighting

Construct streetlighting and walkway lighting on all streets and walkways in accordance with City of Vaughan specifications or any other authority having jurisdiction in the locations as shown on the approved Construction Drawings. Luminaires and poles shall be the type and color approved by the City.

CITY OF VAUGHAN

SCHEDULE "C" – CONT'D

MUNICIPAL SERVICES TO BE CONSTRUCTED BY OWNER

15. Fine Lot Grading/Topsoil, and Sod

Fine grade and place 100 mm of topsoil and No. 1 nursery sod on all lots within the Plan not covered by buildings, driveways, or sidewalks.

16. Hydro Facilities

Design and construct all Hydro facilities, including underground Hydro wiring, on all streets within the Plan, in accordance with a separate development agreement between PowerStream Inc. and the Owner.



CITY OF VAUGHAN  
SCHEDULE "D"  
ESTIMATED COST OF SERVICES

1.	Watermains	\$	332,000.00
	<u>External Works</u>		
	- 250mm, 300mm diameter watermains on Dufferin Street and Teston Road.	\$	482,000.00
2.	Storm Sewers	\$	663,100.00
	- Infiltration Trenches	\$	31,500.00
	- Foundation Drain Collectors	\$	44,000.00
	- Stormwater Management Pond and Appurtenances	\$	315,000.00
	- Life Saving Station (LSS) in SWM Pond (\$400.00 per LSS, Minimum of two LSS per pond, One (1) SWM Ponds within the Plan)	\$	800.00
	- Rain Barrels (one per dwelling unit)	\$	8,300.00
	<u>External Works</u>		
	- 300 mm, 375 mm, 525 mm, 1200 mm diameter storm sewers on Dufferin Street.	\$	243,400.00
3.	Sanitary Sewers	\$	465,000.00
	<u>External Works</u>		
	- 200 mm, 450 mm, 600 mm diameter sanitary sewers on Dufferin Street, Teston Road and Block 12 woodlot.	\$	1,834,000.00
4.	Roads		
	<u>Internal</u>		
	- Excluding Top Asphalt	\$	560,200.00
	- Top Asphalt	\$	300,000.00
	<u>External</u>		
	- Road Widening (Dufferin Street)	\$	269,000.00
	- General Earthworks (Dufferin Street and Teston Road)	\$	88,000.00
5.	Boulevards and Driveways	\$	156,000.00
	- Permeable driveway pavers (41 units)	\$	246,000.00
6.	Sidewalks and Walkways	\$	28,000.00
7.	Fences and Noise Attenuation Features	\$	480,800.00
8.	Overall Grading	\$	852,600.00
9.	Trees, Landscaping and Streetscape (including drought resistant plants in SWM Pond)	\$	1,095,100.00
	Trees on Lots 69 to 81 on Schedule "A" and Lots 28, 18 to 24 both inclusive on Plan 65M-3821	\$	40,000.00
	<u>External Works</u>	\$	130,600.00
	- Block 12 woodlot restoration works	\$	198,000.00
	- Parking and Trail Works within Block 12 woodlot		
10.	Park	\$	Nil
11.	Mud and Dust Control	\$	23,000.00
	External (Dufferin Street, Teston Road and Block 12 woodlot)	\$	110,500.00

CITY OF VAUGHAN  
SCHEDULE "D" CONT'D  
ESTIMATED COST OF SERVICES

12.	Erosion and Sediment Control	\$	20,000.00
13.	Pavement Markings, Pedestrian and Bicycle Route Signage	\$	17,000.00
14.	Streetlighting	\$	150,000.00
15.	Fine Lot Grading/Topsoil and Sod	\$	162,000.00
			<hr/>
Sub Total		\$	9,345,900.00
16.	Contingency (10%)	\$	934,590.00
17.	Maintenance and site cleaning and grass maintenance within SWM Pond	\$	100,000.00
			<hr/>
Sub-Total (Carried to Item 5, Schedule “I”)		\$	10,380,490.00
Consulting Engineers Fee (10%)		\$	1,038,049.00
			<hr/>
TOTAL (Carried to Item 1, Schedule “H”)		\$	11,418,539.00
			<hr/>

CITY OF VAUGHAN

SCHEDULE "E"

SPECIFICATIONS

1. The subdivision works shall be designed in accordance with the City Design Criteria, Standards and Specifications. The works shall be constructed in accordance with the City Standards and Specifications in effect at the time of approval of engineering drawings, or those adopted by the City prior to the commencement of construction.
2. The City may require soil tests at any time on lands upon which any of the services are being constructed.
3. The City shall require that all roads and selected driveways be core tested prior to the application of top course asphalt, in order to determine the actual road and driveway base construction and hence order rectification of any detected deficiency/deficiencies.
4. The City will camera inspect all storm, sanitary and foundation drain sewers throughout their length prior to Completion Approval Notice. The City may require a second inspection prior to assumption of the service. The Owner shall incur all such inspection cost.
5. The City will require that storm sewers be visually inspected throughout their length prior to Completion Approval Notice. Where sewers are inaccessible, appropriate methods of camera inspections shall be used. The City may require a second inspection prior to assumption of the service.
6. The City will require a representative of the City to be present at any testing of the services necessary for the release of building permits or Completion Approval Notice or assumption.
7. The City will require that an inspection of all tree planting on public property be conducted in accordance with the City's current standards.
8. The City requires that inspections occur in accordance with the approved tree preservation plan and specifications.
9. The City requires a minimum of 14 working days advance notice (excluding Saturdays and Sundays) for the installation of the water meter. Should the Owner fail to provide such notice, or should the City be unable to install the water meter on the date required by the Owner, the Owner shall be required to make suitable arrangements to have a licenced plumber install the water meter at the Owner's expense, to the City's specifications.

In the event that the Owner is required to install the water meter, the Owner shall be responsible for notifying the City when such installation is complete in order for the City to provide an inspection of such installation. No occupancy permit shall be issued unless the City has inspected, sealed, and approved the installation of the water meter.

CITY OF VAUGHAN

SCHEDULE "F"

WORK SCHEDULE

<u>ITEM</u>	<u>COMPLETION</u>
1. Watermains, Storm Sewers, Sanitary Sewers, roadways including first lift of asphalt, concrete curb base, and overall grading.	Prior to application for Building Permit subject to Subsection 5.1
2. Final Lift of Asphalt and Top of Concrete Curb	Prior to Completion Approval Notice
3. Snow Fencing, Tree Protection, Erosion and Siltation Control.	Prior to commencement of construction of Municipal Services.
4. Electrical Distribution Systems	Completion must be prior to occupancy.
5. Street Lighting	Prior to occupancy.
6. Aquatic Storm Water Management Pond Planting	After final pond cleaning and prior to Assumption.
Non-Aquatic Storm Water Management Pond Planting and Slope Stabilization	During the first growing season following construction of the pond.
Life Saving Station (LSS) in Storm Water Management Pond	Prior to assumption and/or when directed by the City.
7. Fine Grading, Topsoil and Sodding of Lots and Tree Planting  Tree planting on Lots 69 to 80 both inclusive on Schedule "A"	Within 3 months of the occupancy of the abutting Lot; if occupancy occurs between November 1 to April 30, within 2 months after April 30; or prior to Completion Approval Notice, whichever is sooner. (Note: All planting and material shall have been installed for a period of at least 12 months prior to Completion Approval as per Subsection 16.3).
8. Boulevards and Sidewalks	Within 2 months following occupancy of 75% of the lots; if occupancy occurs between November 1 to April 30, within 2 months after April 30; or prior to Completion Approval Notice, whichever is sooner.

CITY OF VAUGHAN  
SCHEDULE “F” CONT’D  
WORK SCHEDULE

<u>ITEM</u>	<u>COMPLETION</u>
9. Driveways	Granular base is to be installed prior to occupancy. For asphaltic driveways, the first lift is to be placed within 9 months of occupancy of the affected lot and prior to Completion Approval. The final lift is to be placed after one winter has passed and prior to Assumption. For interlocking brick/stone/concrete /permeable pavers driveways, these interlocking materials are to be placed after one winter has passed but prior to November 15, of the following year.
10. Fences and Noise Attenuation Features	Prior to transfer of abutting lot. Wooden fences to be stained (both faces) within 30 days of construction.
11. Pavement Markings	Annually until assumed by the City, plus prior to occupancy, plus prior to completion approval notice following placement of top course asphalt.
12. Pedestrian and Bicycle Route Signage	Prior to assumption and/or when directed by the City.
13. Parks	Prior to the commencement of the guaranteed period, the park block shall be rough graded, topsoil spread and fine graded, seeded and fenced.
14. Hydrant Anti-Tampering Devices	Installed prior to the issuance of a building permit and removed prior to assumption.
15. Woodlot Restoration, Parking and Trail Works	Within 2 weeks following completion of the construction of sewer in woodlot, weather permitting, or within 2 weeks of the start of the 1 <sup>st</sup> growing season

CITY OF VAUGHAN

SCHEDULE "G"

DESCRIPTION OF THE LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vaughan, (Geographic Township of Vaughan), in the Regional Municipality of York and being composed of part of Lot 27, Concession 3 of the said City of Vaughan, designated as Parts 1, 2, 3 and 4, Plan 65R-31863, and being comprised of part of PINS 03343-0005, 03343-0006 and 03343-0007.

CITY OF VAUGHAN

SCHEDULE "H"

FINANCIAL GUARANTEES CITY OF VAUGHAN

<u>CITY OF VAUGHAN</u>	<u>AMOUNT</u>	<u>REDUCTION</u>	<u>MAINTENANCE PERIOD</u>
(1) Municipal Services as per Schedule "D".	\$ 11,418,539.00	The letter of credit shall be reduced as work proceeds.	13 months or assumption of services.
(2) Building Permit Security Deposit as per Subsection 21.1.4 (83 single detached units @ \$5,000.00 = \$415,000.00)	\$ 415,000.00	The letter of credit shall be reduced as per Subsection 21.1.4.	
(3) Block 12 Woodlot – Maple Nature Reserve damage deposit as per Subsection 21.1.12	\$ 50,000.00	The letter of credit shall be released prior to assumption of services or as determined by the City.	

NOTES

1. If the contract price for an item exceeds the amount shown in the Schedule, then the letter of credit shall be increased accordingly.
2. Letter of Credit reductions for municipal services except lot grading will not be processed until presentation of the following items:
  - (a) Completion Certificate from the Consulting Engineer, certifying that the works are completed to City Standards and Specifications and detailing the value of the works, and either,
  - (b) Payment Certificate from the contractor(s), certifying the value of the works completed and paid for, or,
  - (c) Statutory Declaration from the Owner detailing the value of the works paid for.

In no case shall the letter of credit be reduced to an amount below the following totals:

(A) Prior to Completion Approval

- (a) City estimates of the cost of municipal services to be completed, plus,
- (b) Value of work completed but not paid for, plus,
- (c) 10% value of completed and paid for work.

(B) After Completion Approval

- (a) City estimates of the cost of municipal services to be completed, plus,
- (b) Value of work completed but not paid for, plus,
- (c) 2% value of completed and paid for all underground services such as sanitary sewers, storm sewer, clean water collectors and watermains (aboveground appurtenances such as valves, curb stops and fire hydrants are excluded), plus



CITY OF VAUGHAN

SCHEDULE "H" CONT'D

FINANCIAL GUARANTEES CITY OF VAUGHAN

- (d) 10% value of the completed and paid for work of the roads, curbs, sidewalks, driveways, fences, landscaping, grading SWM Pond landscaping and street lighting including aboveground appurtenances, plus
  - (e) 100% value of the mud and dust controls, erosion and sediment controls including regular inspection, and site cleaning
3. The fine grading, Topsoil and Sodding portion of the Municipal Services Letter of Credit will be reduced by half, upon receipt and approval of the Consultant's Lot Grading Certificate for half of the lots. The balance shall be held until the receipt and approval of the Consultant's Lot Grading Certificate for all remaining lots.
4. Satisfactory arrangements shall be made by the Owner to ensure the completion and maintenance of the services as required by Sections 16 and 17.

In the event the Owner fails to respond to requests by the City as per Sections 16 and 17, the City may undertake the work as deemed necessary.

Should the City be involved in works pertaining to the requirements of Sections 16 and 17, the following rate shall apply:

- (a) Where City forces are used - cost times 2.5.
- (b) Where the City retains independent contractors - cost times 2.0.

Note: Where the actual cost exceeds \$30,000.00 the upset limit to be charged shall be the actual cost plus the greater of 15% or \$15,000.00.

CITY OF VAUGHANSCHEDULE "I"AMOUNTS PAYABLE TO THE CITY OF VAUGHANTO BE PAID BY THE OWNER PRIOR TO FINAL APPROVAL OF THE PLAN

1.	Taxes	\$	All taxes to be paid prior to registration in accordance with Subsections 2.3 and 5.1 (e).
2.	Tariff of Fees By-law 170-2009		
	a) Phasing fee	\$	N/A
	b) All other outstanding fees	\$	Nil
3.	Local Improvements	\$	No local improvement charges.
4.	Development Charges and Special Services Area Development Charges in accordance with Subsection 21.1.1	\$	Amount to be determined at time of payment in accordance with the City of Vaughan Development Charges By-law in effect at time of payment.
5.	City of Vaughan Engineering Fees (3½% of \$ 10,380,490.00 )	\$	363,317.15
6.	Survey Monuments, as per Subsection 21.1.2	\$	3,110.00
7.	Initial Sewer camera inspection fee. (Note: A minimum charge of \$450.00. The Owner shall incur any additional cost on account of additional/complex inspection and/or price fluctuation.)	\$	7,268.63
8.	Appraisal Fee	\$	Nil
9.	Woodlot Contribution	\$	N/A
10.	Waste Management contribution as per Subsection 21.1.3 (83 residential dwelling units and/or part- lot dwelling units in the Plan x \$38.00)	\$	3,154.00
11.	Cash in lieu of Parkland as per Subsection 21.1.11	\$	1,253,025.00
12.	Printing of signed Construction Drawings	\$	100.00
13.	SWM Pond monitoring fee	\$	30,000.00
14.	Water used for testing and flushing water distribution system (Note: Additional Charges may be levied as per Subsection 21.7.39)	\$	3,608.00
15.	Contribution to external services - Cost sharing of oversizing of Block 12 sanitary sewers and sanitary pumping station maintenance as per Subsection 21.1.5	\$	92,970.89
16.	Peer Review Environmental Site Assessment Report (The Owner has pre-paid \$2,000.00 to cover this cost)	\$	N/A
17.	Goods and Services Tax (G.S.T.) is payable on Item No's. 6, 7, 8 and 12 above. (G.S.T. payable 5% of \$ 10,478.63)	\$	523.93

CITY OF VAUGHAN

SCHEDULE "I" CONT'D

AMOUNTS PAYABLE TO THE CITY OF VAUGHAN

TO BE PAID PRIOR TO BUILDING PERMIT FOR EACH UNIT

1. Watermeter per Lot – to be paid by applicant.
2. Balance of Development Charges in accordance with the City of Vaughan Development Charge By-law in effect at the time of payment.

CITY OF VAUGHAN

SCHEDULE "J"

POWERSTREAM INC. AMOUNTS PAYABLE

TO BE PAID PRIOR TO BUILDING PERMITS

1. The cost of the hydro services in the building lots, to each building unit, is the responsibility of the builder, and will be charged by PowerStream Inc. at the rates applicable at the time of application for building permits.

CITY OF VAUGHAN

SCHEDULE "K"

LANDS OR EASEMENTS TO BE CONVEYED

Land and easements to be conveyed at no cost and free of charge and encumbrance.

If the City determines in its sole and absolute discretion, that any of the lands or easements conveyed to the City for municipal services in accordance with section 4.5 of the agreement are no longer required, then the City may reconvey said lands or easements to the Owner, and all costs and disbursements associated with said reconveyance shall be paid by the Owner.

**1. 0.3 Metre Reserve:**

City of Vaughan:

- Blocks 90, 93 to 107 both inclusive, 112 and 113 on Schedule "A".

Region of York:

- Blocks 91, 92 and 111 on Schedule "A".

**2. Lands to be deeded to:**

City of Vaughan:

- Blocks 86 to 88 both inclusive on Schedule "A" for Landscape Buffer.
- Block 84 on Schedule "A" for SWM Facility.
- Block 110 on Schedule "A" for Walkway.

Region of York:

- Block 89 on Schedule "A" for road widening.

**3. Easement to be deeded to City of Vaughan:**

- Part 1 on Reference Plan 65R- \_\_\_\_\_ on part of Block 82 on Schedule "A" for sanitary sewer purposes.

**4. Easement to be deeded to the City for storm system as per Subsection 21.4.12:**

- A temporary easement for a period of 24 months from the date of the registration of the Plan over Parts 1 to 10 on Reference Plan 65R- \_\_\_\_\_ on part of Lots 72 to 80 on Schedule "A" for storm sewer and overland drainage purposes. The easement document shall specify to the satisfaction of the City that the rear lot catchbasin is a municipal service but the regular maintenance of this infrastructure is the responsibility of the lot owner.

CITY OF VAUGHAN

SCHEDULE "L"

SERVICES NOT ASSUMED BY THE CITY OF VAUGHAN

1. Fences and noise attenuation features on private lands.
2. Electrical distribution systems and related facilities.
3. Overall grading.
4. Fine grading, topsoil and sod on Lots in the Plan.
5. Driveways.
6. Rear lot catchbasins and leads constructed on Lots in the Plan.
7. Retaining walls.
8. Trees preserved or relocated on Lots in the Plan.
9. Landscaping on Lots in the Plan.
10. Clean Water Collector System on Lots in the Plan.
11. Rain barrels on Lots in the Plan.

CITY OF VAUGHAN

SCHEDULE "M1"

AMOUNTS TO BE REMITTED TO OTHERS BY THE CITY OF VAUGHAN

SANITARY SERVICING

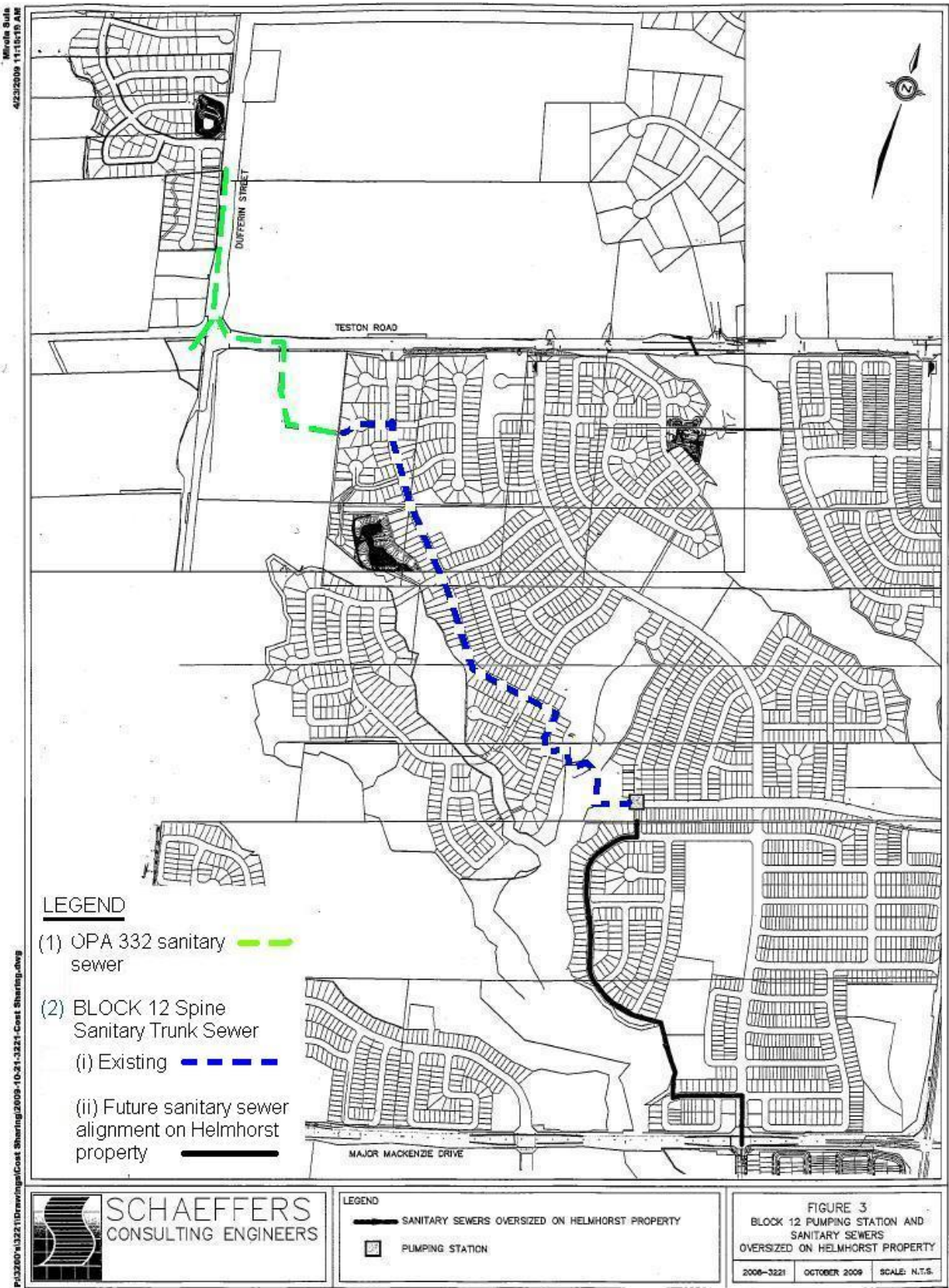
1.	To Block 12 Properties Inc., as per Subsection 21.1.5.	\$	90,263.00
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CITY OF VAUGHAN  
SCHEDULE "M2"

COST SHARING OF OVERSIZING OF BLOCK 12 SANITARY SEWERS AND SANITARY  
PUMPING STATION MAINTENANCE

As per Subsections 21.1.5



CITY OF VAUGHAN

SCHEDULE "N1"

CONSULTANT'S LOT GRADING CERTIFICATE

DATE:

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

ATTENTION: DIRECTOR OF DEVELOPMENT/TRANSPORTATION ENGINEERING

I have reviewed the site and grading plan for the proposed building to be constructed, and hereby certify that:

1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
2. The proposed grading is in conformity with the grading plan approved for this subdivision and will not adversely affect adjacent lands.
3. The proposed building is compatible with the proposed grading.
4. The proposed water service curb stop is to be located in the grassed portion of the front yard.
5. The driveway conforms with By-law 263-94 and is a minimum 1.0 metre clear of all street landscape and catchbasins.

NAME OF ENGINEERING FIRM

Signature of Engineer

PROFESSIONAL ENGINEER'S STAMP

Cc: Director of Building Standards

CITY OF VAUGHAN

SCHEDULE "N2"

CONSULTANT’S LOT GRADING CERTIFICATE

DATE:

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

ATTENTION: DIRECTOR OF DEVELOPMENT/TRANSPORTATION ENGINEERING

Gentlemen:

RE: (NAME OF SUBDIVISION)  
LOT OR BLOCK.....  
R.P.....  
CERTIFICATION OF BUILDING  
AND FINAL LOT GRADING

I have inspected the complete lot grading and building elevations on the above lot, and hereby certify that:

1. The lot grading and building elevations are:  
  
\_\_\_\_\_ in conformity with the approved grading and site plans.  
  
\_\_\_\_\_ not in conformity with the approved plan, but have been constructed in accordance with sound engineering principles and vary from the approved plan as shown on the attached as-built plan, signed and stamped by the undersigned.
2. The water service curb stop is located in the grassed portion of the front yard.
3. The driveway conforms with By-law 263-94 and is a minimum 1.0 metre clear of all street landscape and catchbasins.

Yours very truly,

Name of Engineering Firm

Signature of Engineer

PROFESSIONAL ENGINEER'S STAMP

cc: Director of Building Standards

CITY OF VAUGHAN

SCHEDULE “O”

LOT GRADING DESIGN FOR RESIDENTIAL DEVELOPMENT

**Building Standards Department**

**April 1991**

**CIVIC CENTRE • 2141 MAJOR MACKENZIE DRIVE • MAPLE • ONTARIO • L6A 1T1**

**905-832-2281**

SECTION 1 - GENERAL OBJECTIVES

To provide sites that are suitable for the erection of buildings and to provide satisfactory and environmentally sustainable drainage of lands within the development. The design and completion of lot grading is of primary concern to the municipality and the following criteria shall apply to all residential development in the City of Vaughan. Variances from these criteria may be permitted where the lot grading complies with the overall design and a reasonable balance is achieved between the provision of relatively flat amenity areas, effective drainage, the preservation of natural topography, and the environmental impact of urban runoff.

SECTION 2 - INFORMATION TO BE SHOWN  
ON LOT GRADING PLANS

2.1 GENERAL

- 2.1.1 Drawings shall be sufficiently large to show clearly all details including relevant features beyond the property boundaries. Drawings shall be prepared at a scale of no greater than 1:250.
- 2.1.2 Symbols and conventions used on lot grading plans shall conform to the Engineering Department’s “Design Standard Drawings”.
- 2.1.3 Lot Grading Plans shall include the standard notes shown in Appendix “A”.

2.2 DETAIL

- 2.2.1 Proposed elevations for lot corners, swale inverts and intermediate points of grade change are to be shown at reasonable intervals along the boundaries of the lot to illustrate the drainage of the lot in relation to the surrounding lands and buildings.
- 2.2.2 The proposed lot grade shall be shown at a location 6.4m from the front property line. For “split” type drainage patterns, the specified grade at the rear of the house also shall be indicated.
- 2.2.3 The direction of surface water runoff shall be shown by an arrow.
- 2.2.4 Elevations are to be in relation to City geodetic bench marks.
- 2.2.5 Catch basins, rim elevation of grate and invert of outlet pipe are to be shown on plans.

- 2.2.6 All above ground services including curbs, sidewalks, valves, hydrants, streetlight poles, transformers and easements shall be shown on the lot grading plans.
- 2.2.7 The degree and limits of slopes over 5 horizontal to 1 vertical shall be shown.
- 2.2.8 The lot grading plans shall indicate proposed locations for buildings, private sewage disposal systems and private water supply systems.
- 2.2.9 House connections, water, sanitary and storm sewer invert lateral elevations shall be shown on the lot grading plans.
- 2.2.10 Detail and show the extent of typical side yard treatments where yard is less than 1.80m between dwellings.
- 2.2.11 House elevations including finished first floor, basement slab and underside of footing. Sill elevations to be shown at side entrances where elevation defers from the finished first floor. The number of risers must be indicated at entrances to dwellings.
- 2.2.12 Road layout including curbs, sidewalks and centre line road elevations shall be shown.
- 2.2.13 Site grading plans shall be stamped by the developer’s consulting engineer to confirm conformance with these criteria and the overall lot grading control plans.
- 2.2.14 Proposed retaining walls shall have proposed spot elevations indicated at top of wall and bottom of wall.

SECTION 3 - GRADING DESIGN

- 3.1 Lot surfaces within 6.0m of the dwelling shall be constructed at a 2% - 5% slope.
- 3.2 A slope of 3 parts horizontal to 1 part vertical shall be used to accommodate any grade differential with a vertical dimension not exceeding 600mm. Where the overall vertical dimension exceeds 600mm a retaining wall conforming to Section 4 shall be constructed.
- 3.3 (a) Except as provided for in (b), overland drainage swales shall be graded

at a minimum 2% and a maximum 5% slope.

(b) Side yard drainage swales shall be graded at a minimum of 3% where dwellings are located less than 1.8m apart.

3.4 Boundary slopes are to be constructed on the lower property.

3.5 (a) Except as permitted in (b), front yards and driveways of residential lots shall be graded to drain towards the street.

(b) Where driveway drainage to the street can not be achieved, driveway and catch basin design shall be approved by the Building Standards and Engineering Departments.

3.6 If the distance between the main walls of adjacent units is less than 1.8m, a side yard drainage swale shall be constructed between the units and shall be surfaced with a minimum of 130mm of limestone screenings overlaid by a 600mm wide patio slab walkway.

3.7 Rear to front drainage shall not be permitted where the combined width of abutting side yards is less than 1.8m. In such cases split draining swales shall be served by rear lot catch basins.

3.8 Where side yards are less than 1.8m and are designed with a side yard entrance, a minimum 600mm concrete walkway shall be provided.

3.9 Driveways are not permitted as outlets for drainage swales.

3.10 The maximum flow allowable to any rear or side yard swale shall be that from 4 rear yards or 750m<sup>2</sup> whichever is less.

3.11 Lot drainage shall not adversely affect adjacent properties.

3.12 Where property lines are offset more than 1m or drainage swale alignment exceeds 45 degrees, catch basins are required.

3.13 The maximum length of drainage swales between outlets shall be 90m and such outlets shall serve no more than 4 lots.

3.14 Maximum depth for swales to be 300mm.

3.15 Where architecture permits, rooftop rainwater leaders are to be located to the

front of the dwelling unit to reduce the volume of runoff discharged into side yards. Eaves troughs and rainwater leaders shall be sized to accommodate expected flows. Rainwater leaders shall not be connected to any sewer connection unless such connection is contemplated in the overall servicing design. Measures shall be taken to prevent erosion from roof runoff.

3.16 Exterior cladding and window sills shall be a minimum of .15m above finished grade. Where window wells are to be provided they shall be properly drained and connected to the foundation drains. There shall be a minimum of .15m separation provided between the specified house grade and sill elevations at house entrances.

3.17 Gas meters, hydro meters, water meters, side yard steps and landings, air conditioning units and outside water taps are not permitted within a side yard less than 1.20m wide.

3.18 Rear yard catch basins and outlet pipes shall be located so that the catch basin is entirely on one lot and the outlet pipe is on the same lot. The catch basin shall be located 1.0m clear of property lines.

3.19 Footings constructed next to a catch basin lead pipe or other municipal services shall be installed below the lead pipe excavation. Footings must be constructed on undisturbed soil with an allowable bearing pressure of 75kPa or greater.

3.20 The Property Standards By-Law shall apply to the maintenance of drainage swales serving catch basins.

SECTION 4 - RETAINING WALLS

4.1 Walls constructed with a face height of greater than 600mm shall be designed and certified by a professional engineer except where pre-engineered, proprietary systems are used.

4.2 Timber retaining walls will be constructed of pressure treated lumber to prevent decay.

4.3 Retaining walls with grade differential of more than 1m shall conform to Zoning By-Law 1-88.



- 4.4 A minimum setback of .5m shall be maintained from retaining wall tiebacks to the foundation of any structure.
- 4.5 Construction details of retaining walls must be noted on both overall and site plan grading drawings and approved by the City of Vaughan.
- 4.6 Retaining walls greater than 1m in height shall be served by guards or otherwise treated to reduce any public hazard.

SECTION 5 - DRIVEWAYS

- 5.1 Houses shall be sited and driveways located to provide for maximum on-street parking.
- 5.2 Wherever possible, driveways are to be straight and perpendicular to the curb and garage door. Driveway deflection shall not be permitted to provide clearance to street utilities.
- 5.3 The maximum grade for driveways shall be 8% and the minimum grade shall depend upon the nature of the surface but never be less than 1.5%. Driveway grades are to be compatible with approved sidewalk grades.
- 5.4 Wherever possible, a 500mm sodded strip shall be provided between the edge of driveway (including boulevard portions) and property lines to maintain driveway separation.
- 5.5 Driveways to be set back a minimum of 1.0m, from any tree or street hardware (hydro vaults, light standards, hydrants, etc.).
- 5.6 Where water service boxes are installed within driveway limits, frost collars are to be provided and installed to City Standards.

SECTION 6 - CERTIFICATION

- 6.1 The lot grading shall be inspected by the developers’ consulting engineer prior to fine grading and during lot certification. Twenty-four hour notice must be given to the Building Standards Department so that their participation may be arranged.
- 6.2 Prior to final grading approval a grading plan is to be submitted to the Building Standards Department. The plan will

show both proposed and “as built” lot corner elevations.

- 6.3 The developer’s consulting engineer shall notify the Building Standards Department prior to proceeding with construction or grading where grade deviations of greater than 150mm from the approved plans are identified.
- 6.4 The as constructed lot grading certificates prepared by the developers’ consultant are to be in the form shown in the subdivision agreement and forwarded to the lot grading co-ordinator.

- 6.5 A foundation control certificate shall be issued for each lot by the subdivision consulting engineer as per the subdivision agreement. This certificate shall be provided to the Building Standards Department before house construction proceeds beyond basement level.

SECTION 7 - INFL. REFERENTIAL CONSTRUCTION

- 7.1 SCOPE
  - 7.1.1 New residential development of lands not governed by a current subdivision agreement.
  - 7.1.2 Additions having a ground floor area greater than 40m².
  - 7.1.3 Accessory buildings having a ground floor area greater than 40m².
  - 7.1.4 Subject to the provisions contained in this Section, infill construction shall comply with the criteria contained in Section 1 through Section 6.
- 7.2 OBJECTIVES
  - 7.2.1 To ensure that positive storm drainage is achieved on infill sites according to City standards.
  - 7.2.2 To ensure that the proposed grading and drainage scheme will not adversely affect abutting properties or cause water to accumulate around the proposed dwelling unit.

7.3 INFORMATION TO BE SHOWN ON LOT GRADING PLANS

- 7.3.2 Notwithstanding 2.2.4 proposed elevations shall relate to a geodetic benchmark if site is within 300m of a set known benchmark or related to a fixed point (centre line of road) outside the subject property.
- 7.3.3 A 600mm wide undisturbed area shall be provided along property lines to ensure adjacent existing elevations remain.
- 7.3.4 An application must be made to the Public Works Department for culverts, curb cuts, water, sanitary and storm connections.
- 7.3.5 Wherever possible, the existing and proposed elevations shall be indicated beyond property boundaries to illustrate the drainage of the lot in relation to the surrounding lands and buildings.
- 7.3.6 The builder must perform all necessary works to ensure that no surface drainage problems are created on adjacent to private or public lands because of their development.

7.4 LOT GRADING DESIGN

- 7.4.1 Except as provided in this Section, grading associated with infill construction shall comply with Section 3.
- 7.4.2 The maximum rear yard grade shall be 5% within 6.0m of dwelling unit. The remaining grade may be 3:1 slope not exceeding 600mm in grade differential.
- 7.4.3 Grading shall be performed so as to preserve existing trees where possible.
- 7.4.4 During infill construction, siltation control methods shall be used around lot perimeter to prevent erosion or siltation on adjacent properties.
- 7.4.5 Downspouts are to be directed to front of dwelling units where side yards are less than 1.8m.
- 7.4.6 Grades shall be compatible with adjacent road grades, abutting properties and pending local improvements.
- 7.4.7 Notwithstanding 3.12, 3.14, 3.15, and 3.16, the capacity and alignment of

boundary swales shall not adversely affect adjacent properties.

- 7.4.8 Catch basins and lead pipes shall be sized and designed according to good engineering practice.

7.5 RETAINING WALLS

- 7.5.1 Retaining walls shall be constructed in conformance with Section 4.

7.6 DRIVEWAYS

- 7.6.1 Driveways shall be constructed in conformance with Section 5.

7.7 CERTIFICATION OF GRADING

- 7.7.1 Owner may be required to submit an “as built” survey indicating both proposed and as constructed elevations prior to Letter of Credit release.
- 7.7.2 The Owner is responsible for notifying the Treasury Department upon completion of the lot grading and all other construction to arrange for the release of the Letter of Credit pertaining to lot grading.

Appendix “A”

STANDARD DRAWING NOTES

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**NOTES**

- 1.1      Roof drains to discharge at front of dwelling units onto grassed areas via concrete splash pads and not conflict with walkways.
  
  - 1.2      The contractor shall check and verify all given grade elevations prior to commencement of construction. Footings to bear on natural undisturbed soil or rock and to be a minimum of 1.22m below finished grade.
  
  - 1.3      All font and rear yards shall be graded at a 2% -5% grade within 6.0m of the dwelling unit.
  
  - 1.4      Maximum driveway slope shall be 8%.
  
  - 1.5      The maximum, allowable slope is 3:1 (horizontal to vertical) with a maximum elevation difference of 600mm.
  
  - 1.6      Driveways to be set back a minimum of 1.0m, from above ground services or other obstruction.
-

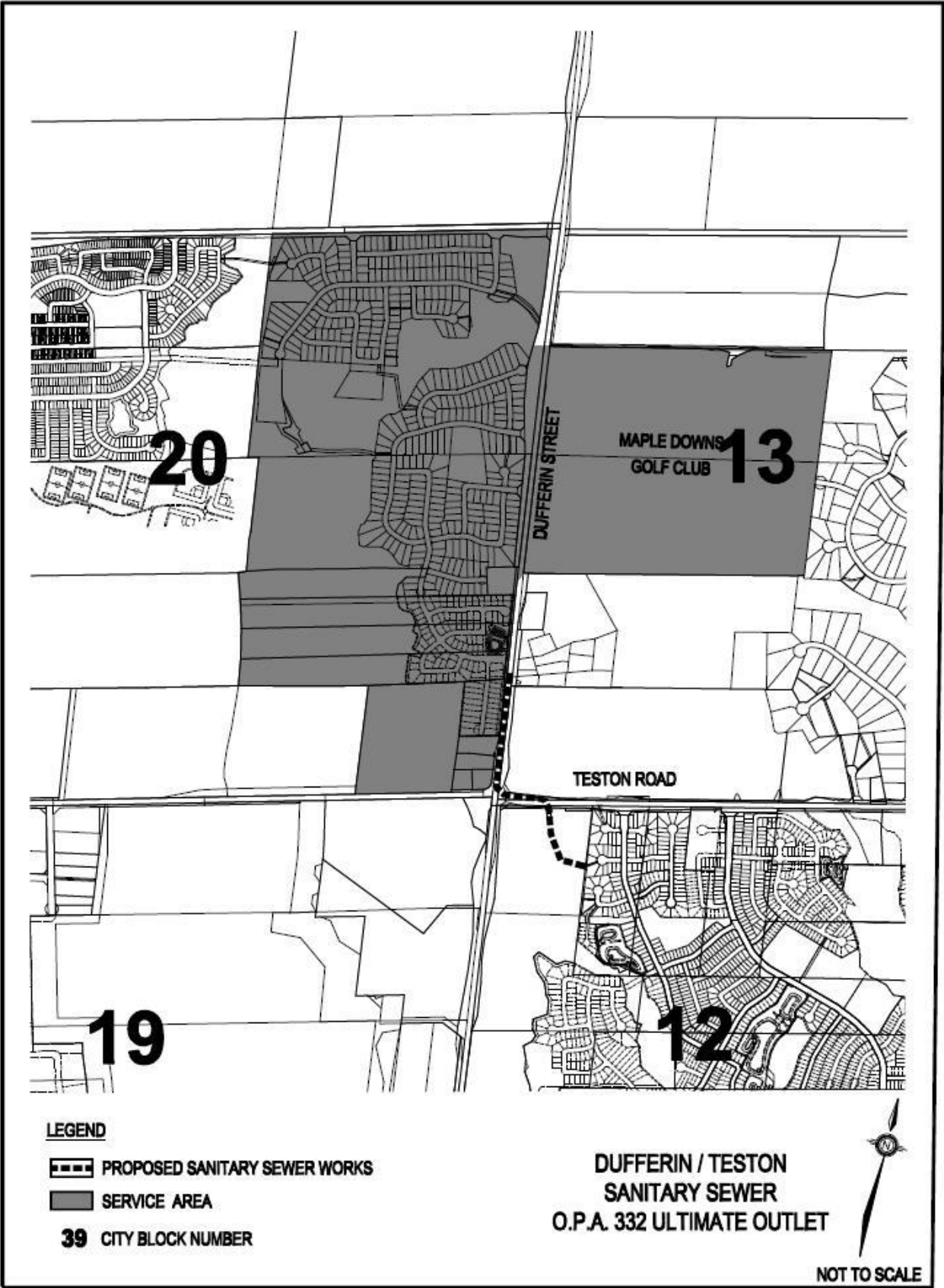
- Accessory Buildings 3
- Additions 3
- Adjacent properties 2
- Air conditioning units 2
- As built plans
  - as built 3
- Catch basins 1
- Consulting engineer 1
- Drainage swales
  - maximum depth 2
  - maximum length 2
- Driveway
  - grade 3
  - separation 3
- Driveways 2
- Eaves troughs 2
- Erosion 2
- Exterior cladding 2
- Footings 2
- Foundation control certificate 3
- Foundation drains 2
- Geodetic bench marks 1
- Guards on retaining walls
  - guards 2
- House connections 1
- House elevations 1
- INFILL 3
- Letter of Credit 4
- Lot corners 1
- Lot grading certificates 3
- Maximum flow allowable 2
- Parking 3
- Property Standards By-law 2
- Rainwater leaders 2
  - sewer connection 2
- Retaining walls 1
- Risers 1
- Scale 1
- Services 1
- Side yard entrance 2
- Side yard treatments 1
- Side yards 2
- Slope 1
- Standard notes 1
- Swales inverts
  - elevations 1
- Swales
  - Slope 1
- Symbols 1
- Walkway 2
- Water tape 2
- Window sills 2

CITY OF VAUGHAN

SCHEDULE “P1”

OPA332 DUFFERIN/TESTON SANITARY SEWER

As per Subsection 21.1.6

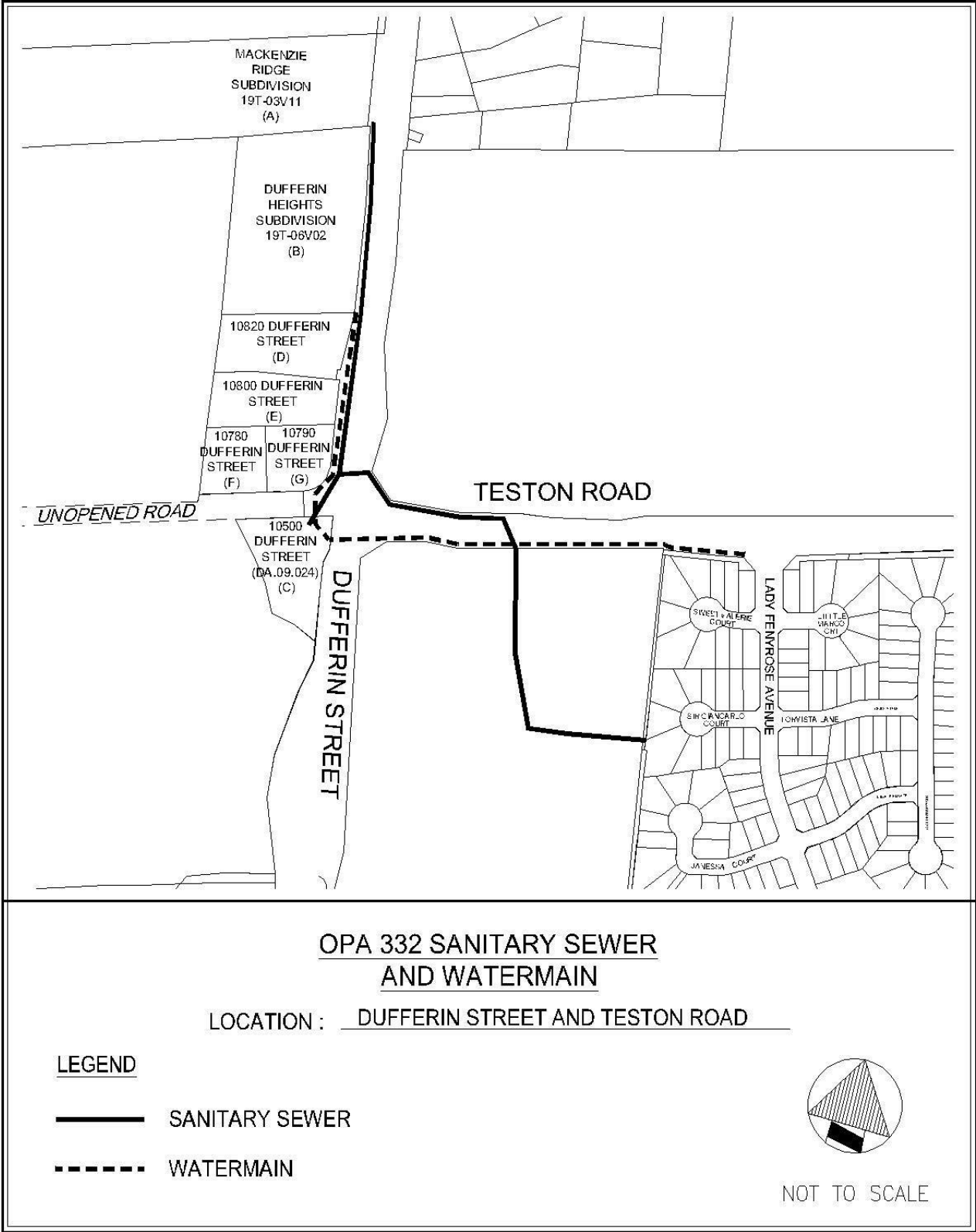


CITY OF VAUGHAN

SCHEDULE “P2(A)”

EXTERNAL LANDS TO COST SHARE – OPA332 WATERMAINS AND SANITARY/WATER  
SERVICE CONNECTIONS

As per Subsections 21.1.7 and 21.1.8



Drawing name: O:\Engineering Services\Design Services\Attachments 2009\Attachments 2009\ATTACHMENT-OPA 332 SAN-WAT.dwg



CITY OF VAUGHAN

SCHEDULE “P2(B)”

EXTERNAL LANDS TO COST SHARE – OPA332 WATERMAINS AND SANITARY/WATER  
SERVICE CONNECTIONS

The OPA332 watermain and service connections were designed and constructed by the Owner to accommodate the servicing of lands external to the Plan. The total design and construction cost has been established by the Owner’s engineering Consultant at \$ 695,215.83 as per Subsections 21.1.7 and 21.1.8. The City shall deduct its 3% administration cost and forward the balance to the Owner (Ventana Homes Inc.) as follows:

Benefiting Owners	Proportionate Share of the OPA 332 Watermain	Cost of Watermain Service Connection	Cost of Sanitary Sewer Connection	Subtotal	Plus 3% City Administrati on Cost	Total Contribution to the OPA332 Watermain and service connections
(A) Mackenzie Ridge Subdivision – Ventana Homes Inc. (Owner)	\$ 253,798.00	N/A	N/A	\$ 253,798.00	N/A	\$ 253,798.00
(B) Dufferin Heights Subdivision – Dufferin Heights Estates Inc.	\$ 61,902.00	N/A	N/A	\$ 61,902.00	\$ 1,857.06	\$ 63,759.06
(C) 10500 Dufferin Street – York Major Holdings Inc.	\$ 174,873.00	\$ 23,847.00	\$ 85,961.00	\$ 284,681.00	\$ 8,540.43	\$ 293,221.43
(D) 10820 Dufferin Street - Erlikh, Zlata & Roman	\$ 13,154.00	\$ 7,949.00	\$ 19,499.00	\$ 40,602.00	\$ 1,218.06	\$ 41,820.06
(F) 10780 Dufferin Street – Lee, Kwangsun & Jungsuk	\$ 6,964.00	N/A	N/A	\$ 6,964.00	\$ 208.92	\$ 7,172.92
(G) 10790 Dufferin Street – Xeorixs Homes	\$ 6,964.00	\$ 7,949.00	\$ 19,499.00	\$ 34,412.00	\$ 1,032.36	\$ 35,444.36
Total	\$517,655.00	\$ 39,745.00	\$ 124,959.00	\$ 682,359.00	\$ 12,856.83	\$ 695,215.83



**C22**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 15**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Jane/Teston  
**Date:** June-22-22 11:53:57 AM

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**From:** Musti Alidina [REDACTED] >  
**Sent:** June-20-22 3:44 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca); [clerks@vaughan.ca](mailto:clerks@vaughan.ca); Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>  
**Subject:** [External] Jane/Teston

Good Afternoon

Just wanted to let you know I am against the High Rise Development at Jane/Teston. Same reasons as everyone else. This development does take into account how our lives will be impacted if allowed to go through. Many of us bought houses here after extensive research just to see our dreams get shattered.

overshadowing of nearby homes

- no green space
- negative impact on character of community
- reduction of privacy
- loss of quiet environment
- overlooking from mid-rise residents
- loss of natural sunlight
- disturbance of sacred Indigenous "Ossuary/Burial" Site
- proposed development would compromise the integrity and infrastructure of our neighbourhood as it was not designed to service a build of this magnitude.
- value of properties in the area would decrease as it does not improve the character or quality of the existing area and the way it functions.
- Increased vehicle traffic is a safety concern to children and members of our community
- higher noise levels inside and outside our homes which would disturb our quiet enjoyment of our home and neighbourhood that was expected when purchased.

Regards

Mustafa Alidina

[REDACTED] Giotto Crescent, Maple, ON [REDACTED]

**C23**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 30**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] FW: Late Addition for todays Council meeting  
**Date:** June-22-22 12:12:10 PM  
**Attachments:** [Bell Responce to Notice Of Road Closure.pdf](#)

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**From:** Dobson, Michael <[michael.dobson@bell.ca](mailto:michael.dobson@bell.ca)>  
**Sent:** Tuesday, June 21, 2022 12:03 PM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Subject:** [External] FW: Late Addition for todays Council meeting

Hi Todd

Hoping to ensure this is presented at todays council meeting. Related to Agenda item #30.

Sorry for the late submission

As detailed in the letter our presentative has been stricken by Covid -19.

Thanks in advance

Mike



Mike Dobson  
Senior Manager - Network Provisioning  
T : 416 459 3420

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**From:** Dobson, Michael  
**Sent:** June-21-22 11:32 AM  
**To:** 'christine.vigneault@vaughan.ca' <[christine.vigneault@vaughan.ca](mailto:christine.vigneault@vaughan.ca)>  
**Cc:** Juan Corvalan Espina ([juan.corvalan\\_espina@bell.ca](mailto:juan.corvalan_espina@bell.ca)) <[juan.corvalan\\_espina@bell.ca](mailto:juan.corvalan_espina@bell.ca)>  
**Subject:** FW: Late Addition for todays Council meeting

Hello Christine

As discussed- for todays council meeting #30

Thank you for your assistance.

Kind regards

Mike



Mike Dobson  
Senior Manager - Network Provisioning  
T : 416 459 3420

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June 21, 2022

Via E-mail: clerks@vaughan.ca

Office of the City Clerk  
Committee of the Whole  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attn : Todd Coles, City Clerk

RE: **URGENT:**

**Vaughan Committee of the Whole Meeting of June 21, 2022  
Item 30 – Road Closure, Part of Huntington Road, East of Highway 50  
Notice of Stopping-Up and Closing of a Road ("Notice") & Request to be added to Agenda  
for Council Meeting held on Tuesday June 21, 2022 at 1:00pm  
Huntington Rd., Vaughan ON  
Bell File: 905-22-065**

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Dear Mr. Coles:

We acknowledge receipt of your notice dated June 6, 2022, regarding a Council meeting to consider a by-law to permanently stop up and close the portion of Huntington Road located east of Regional Road Highway #50.

This portion of Huntington Road contains critical network infrastructure for Bell that is required to supply service to adjacent properties and maintain service in the area. This includes the portion of Huntington Road identified as the "Additional Lands" as well as the portion of this road identified as "Surplus Lands" in the staff report for this item. As such, Bell formally requests that the Council of The Corporation of the City of Vaughan ("Council") consider granting an easement in favour of Bell to protect the existing and future use of such infrastructure.

The approximate relocation costs for the Bell infrastructure located on the Huntington Road lands is estimated at \$200,000. While Bell fully intends to cooperate with all stakeholders, the stop up and close plans by the Council raise substantial infrastructure and operational issues for Bell and the City if the lands are being disposed without recognition of such existing infrastructure.

**With respect to the Committee of the Whole Meeting to be held this afternoon at 1:00pm, Bell would kindly request that Bell's letters (attached hereto as Schedule "A") be entered into the meeting agenda in order to set out Bell's position and raise Bell's issues in response to the Notice. In particular, we request that the recommendations in the staff report regarding Item 30 be amended to recognize that prior to the disposition of the Additional Lands and the Surplus Lands, that an easement be granted to Bell on the terms set out in Schedule "A".**

Lastly, we apologize for the late written submission as the key members of our team who can speak to this item recently tested positive for COVID-19 and unable to attend the Committee of the Whole meeting this afternoon and make a deputation.

Bell Canada



---

Mike Dobson,  
Senior Manager - Network Provisioning

**Schedule "A"**  
Bell Response Letters requesting blanket Easement

Bell Canada  
Fl-2, 140 Bayfield St.  
Barrie, Ontario  
L4M 3B1

Fax: 705-722-2263  
Tel: 705-722-2244  
E-mail: carrie.gordon@bell.ca

**Bell**

May 16, 2022

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Dr.  
Vaughan, ON  
L6A 1T1

Attention: Todd Coles clerks@vaughan.ca

Dear Sir:

**Subject: Notice of Stopping-Up and Closing of a Road**  
**Huntington Rd., Vaughan ON**  
**Bell File: 905-22-065**

We acknowledge receipt and thank you for your correspondence January 10, 2022.

Subsequent to review of the Closure Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands to protect existing buried and aerial facilities, supply service to the properties, and to maintain service in the area. According to our records, Bell's buried cable runs along the north of the property while the aerial facilities run north/south parallel to the west property boundary as identified in the sketch provided.

Bell Canada would like to confirm that a blanket easement over the lands designated as Huntington Rd., or a 3.0m wide corridor to be measured 1.5m on either side of the buried facilities as can be accommodated would satisfy our needs. With respect to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location. Additionally, Bell Canada requires a 3.0m wide strip to be measured 1.5m on either side of the aerial installation, and to extend from each pole to a minimum of 2.0m past the anchor installation to be measured 0.5m on either side of the guy wire installation as can be accommodated.

Bell Canada kindly requests that the easement be granted from the City prior to the sale of these lands into private ownership. Please find attached to this e-mail, Bell's standard Schedule and a sketch showing the approximate location of our facilities.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction will be the responsibility of the Owner.

We hope this proposal meets with your approval. We look forward to the City's Solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

Yours truly,

*Carrie Gordon*

Carrie Gordon  
Right of Way Associate (Encl.)

Cc'd to Mary Mauti - mary.mauti@bell.ca







Bell Canada  
Fl-2, 140 Bayfield St.  
Barrie, Ontario  
L4M 3B1

Fax: 705-722-2263  
Tel: 705-722-2244  
E-mail: [carrie.gordon@bell.ca](mailto:carrie.gordon@bell.ca)

**Bell**

June 10, 2022

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Dr.  
Vaughan, ON  
L6A 1T1

Attention: Christine Vigneault <[Christine.Vigneault@vaughan.ca](mailto:Christine.Vigneault@vaughan.ca)>

Dear Madam:

**Subject: Notice of Stopping-Up and Closing of a Road  
Huntington Road East of Hwy 50, Vaughan ON  
Bell File: 905-22-290**

---

We acknowledge receipt and thank you for your correspondence June 6, 2022.

Subsequent to review of the Consent Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands to protect existing aerial facilities, supply service to the properties, and to maintain service in the area. According to our records, Bell's aerial cable runs along the south of the property parallel to the south property boundary as identified in the sketch provided.

Bell Canada would like to confirm that a blanket easement over the lands designated as Huntington Rd., or a 3.0m wide strip to be measured 1.5m on either side of the aerial installation, and to extend from each pole to a minimum of 2.0m past the anchor installation and to be measured 0.5m on either side of the guy wire installation, as can be accommodated, would satisfy our requirements.

Bell Canada kindly requests that the easement be granted from the City prior to the sale of these lands into private ownership. Please find attached to this e-mail, Bell's standard Schedule and a sketch showing the approximate location of our facilities.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction will be the responsibility of the Owner.

We hope this proposal meets with your approval. We look forward to the City's Solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

Yours truly,

*Carrie Gordon*

Carrie Gordon  
Right of Way Associate  
(Encl.)



*Sheldon B. Spring*  
Direct: 416-225-9400 ext. 303  
E-mail: [sspring@goldmanspring.com](mailto:sspring@goldmanspring.com)

June 20, 2022

**BY EMAIL**

The Corporation of The City of Vaughan  
Planning Department (Development Planning Division)  
2141 Major MacKenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Todd Coles**

Dear Sirs:

**Re: 2057 Major MacKenzie Drive West, City of Vaughan (the "Lands") OWNED BY  
2640174 ONTARIO LIMITED ( "2640174")  
AND Re: SITE PLAN APPROVAL DEVELOPMENT FILE DA.19.070  
AND RE: BLOCK 18 DEVELOPMENT AREA**

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Further to my letter to Mark Antoine dated March 24, 2017 dealing with a prior development application for the Lands, we are the solicitors for Fernbrook Homes (Block 18 Gulf) Limited the owner of the property abutting the Lands. Our client's abutting property is Block 64, Plan 65M-4190. Our client is the subdivider of Plan 65M-4190 and entered into a Subdivision Agreement with the City of Vaughan registered as Instrument Number YR1539548. Included in that Subdivision Agreement is Section 21.3.18 which provides that:

**"Block 64 on Schedule "A1" shall be developed only in conjunction with the abutting lands immediately located to the west. The City shall not issue a building permit for the said Block on Schedule "A1" until the lands are combined to the satisfactory of the City."**


The Lands in the above application owned by 2640174 are the abutting lands located to the west of Block 64, Plan 65M-4190 as mentioned in the above Section of our client's

Subdivision Agreement. Accordingly, our client requires that the City of Vaughan impose a condition of approval for 2640174 that they comply with the provisions of our client's Subdivision Agreement and acquire Block 64, Plan 65M-4190 from our client.

Please acknowledge receipt of this letter and confirm that the City will comply with this obligation.

Yours very truly,

**GOLDMAN, SPRING, KICHLER & SANDERS LLP**



Sheldon B. Spring

SBS:la

cc: Fernbrook Homes (Block 18 Gulf) Limited



**C25**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 38**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Committee of the whole(2) Item #38  
**Date:** June-22-22 1:09:53 PM  
**Attachments:** [CVHA Response Item 38 Policies Revision Consultation Report.pdf](#)

---

**From:** President <[president@vaughanhockey.com](mailto:president@vaughanhockey.com)>

**Sent:** Tuesday, June 21, 2022 11:58 AM

**To:** [clerk@vaughan.ca](mailto:clerk@vaughan.ca); Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>

**Cc:** Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Tony Carella <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Sandra Yeung Racco <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; Alan Shefman <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>

**Subject:** [External] Committee of the whole(2) Item #38

Committee Members

Please see the attached submission regarding Item #38 CSO and FA Policies Review.

Thank you

Barry Harte





## **City of Vaughan Hockey Association**

**'HOME OF THE VAUGHAN RANGERS'**

### **City of Vaughan Hockey Association Response to:**

**City of Vaughan, Committee of the whole (2) Tuesday June 21, 2022 at 1 pm**  
**Item# 38: Community Service Organization and Facility Allocation Policy**

**Submitted by Barry Harte President City of Vaughan Hockey Association**

Having reviewed the submissions, I would like to address on behalf of the CVHA our history as CSO serving the City of Vaughan Residents and concerns over misleading representations submitted.

- The CVHA was established in 1991 when the Associations of Maple, Thornhill and Woodbridge amalgamated coinciding with Vaughan becoming a city.
- Recognizing and responding to the needs of the city as a whole, establishing a constitution and democratic voting system for all of its representing executive board members, for which takes place at our Annual General meeting which is announced and posted publicly. Ensuring full transparency and input from our membership.
- The CVHA participates in all 6 community arenas/facilities (Woodbridge, Al Palladini, Maple, Rosemount, Garnet Williams and the Sports Village).
- CVHA is the largest minor hockey program in the greater Toronto area with over 2500 participants in our community based program, servicing the needs of all ages within our Learn to Play, House League, Select and Competitive level programs.
- Registered within Hockey Canada and the Ontario Hockey Federation, for which our players participate within the GTHL (Greater Toronto Hockey League) and North York Hockey League.
- The CVHA is a representation of the entire community and strive to involve and introduce a greater participation of our diverse community.



**VAUGHANHOCKEY.COM**



## City of Vaughan Hockey Association

'HOME OF THE VAUGHAN RANGERS'

- As recent as 2015 we introduced out CVHA programming to our Ahmadiyya Muslim community which led to the establishment of a Learn to Play program for the Ahmadiyya community, successfully introducing over 250 children to this game.
- In the same year, our Jewish Community Centre program and CVHA embarked on a partnership and relationship that resulted in a House League and Select level hockey program for participants. This program has also been a very successful partnership in bringing hockey to more families within Vaughan.
- We continue to create strategic plans to service our community. As well as seeking funding collectively to help offset costs and subsidize some of the programing needs.
- We have the infrastructure and experience to continue to lead the community in an inclusive and strategic way to the benefit of all the members under our umbrella.
- We are proud of the establishing of our Diversity, Equity and Inclusive Committee within our program, to positively reflect and promote hockey within this community, maintaining a safe, enjoyable and welcoming environment for all. Our committee is comprised of former players of ethnicity and genders, member of our Ahmadiyya Muslim Community program, member of our Jewish Community Centre program and are extremely fortunate to have Laura Stacy (Vaughan Alumni –Member of Team Canada Woman's Hockey Team) accept the invitation to be a part of our committee.
- It was a pleasure to take part in the Community Service Organization and Facility Allocation Policy Review. The open dialogue with our other community hockey program representatives, Al Doria (Vaughan Kings), Toros Assadourian (Vaughan Panthers) and the city representatives was very constructive and respectful of each other's programming needs, as well as discussing the successfulness of some of the community programming initiatives for which we have undertaken.
- I have personally been involved with hockey in the Vaughan Community for over 30 years, which has given me great pride to be a part of and look forward to better years ahead, developing a broader enjoyable program for all.



VAUGHANHOCKEY.COM



## City of Vaughan Hockey Association

'HOME OF THE VAUGHAN RANGERS'

- Kids can play in any jurisdiction without restriction of residency, for which is a good thing. We are proud of the ability to retain participants within our program, for which we well exceed our CSO residency requirement and are averaging over 90% residency.
- As president of the CVHA one of the largest and most successful CSO's in the COV I have a question as to the standing of a non-Vaughan CSO, specifically THC, in this Committee of the Whole Report. I seek to better understand the rational of including a non-Vaughan CSO in this discussion.
- Our membership does include participants from all the varying communities in Vaughan and our programming is established to ensure local participation.
- The level of experience and development that our Association offers its participants is 2<sup>nd</sup> to none. We ensure the quality of development and coaching meets the highest standards established by Hockey Canada.

I look forward to the opportunity to further discuss the CSO and FA Policies and Revisions Consultation Report with the Council.

ADD YOU Signature



VAUGHANHOCKEY.COM



**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

**C26**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 8**

PLEASE REFER TO:  
Helen A. Mihailidi (Ext. 277)  
Email: [hmiailidi@bratty.com](mailto:hmiailidi@bratty.com)  
Associate: Alexandria Cuba (Ext. 266)  
Email: [acuba@bratty.com](mailto:acuba@bratty.com)

**Delivered via Email**  
**and Courier**

June 20, 2022

The Corporation of The City of Vaughan  
Planning Department (Development Planning Division)  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Todd Coles

Dear Sir:

**RE: 2057 MAJOR MACKENZIE DRIVE WEST (the "Lands") OWNED BY 2640174  
ONTARIO LIMITED (the "Owner")**

**AND RE: SITE PLAN APPROVAL DEVELOPMENT FILE DA.19.070**

**AND RE: BLOCK 18 DEVELOPMENT AREA**

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We act as solicitors on behalf of the Block 18 Developers Group (the "Block 18 Group") and Block 18 Properties Inc. (the "Trustee") pursuant to the Block 18 Cost Sharing Agreement dated February 14, 2006 (as amended) (the "Block 18 Cost Sharing Agreement"), entered into by the Block 18 Group in respect of the development of lands within the Block 18 Community.

We understand that the Owner of the Lands is proceeding with the development of their lands within the Block 18 development area.

We are writing to advise the City that the subject Lands are within the Block 18 Community development area and will benefit directly from community lands and infrastructure which have been or will be provided, constructed and/or financed by the Block 18 Group pursuant to the terms of the Block 18 Cost Sharing Agreement, as well as various agreements entered into or to be entered into by the Block 18 Group with the City of Vaughan, Region of York, and other applicable authorities.

Accordingly, the Block 18 Group requires that, as a condition of the development of any lands within the Block 18 development area, including the above-referenced Lands, the Owner of such lands must be required to enter into and be a participant in good standing (to be confirmed by the Trustee) under the Block 18 Cost Sharing Agreement, and to bear its fair and equitable share of the costs and burdens related to the community lands and infrastructure from which such lands will benefit. It would otherwise be unjust to permit such owner(s) to benefit from such infrastructure and community use lands provided

or to be provided by the Block 18 Group without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 18 Group therefore wishes to ensure that the City will enforce the requirement for the Block 18 Cost Sharing Agreement in accordance with policies of its Official Plan, and to this effect requires the City's assistance in requiring all landowners within the Block 18 Community, including without limitation, the owner of the above Lands, to enter into the Block 18 Cost Sharing Agreement in order to ensure that such owner(s) bears its fair and equitable share of the costs and burdens related thereto and to secure the Trustee's clearance prior to registration of any plan(s) of subdivision against such lands.

To this end, we request that the cost sharing condition proposed to be imposed as part of the subject development approval be amended as follows:

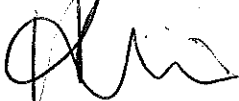
"The Owner shall provide the Development Engineering Department with a clearance letter from the Trustee of the Block 18 Landowners Group, that they have paid their proportional share and satisfied all obligations to the Block 18 Landowners Group for the municipal water, storm and sanitary infrastructure connections on Petticoat Road and Major Mackenzie Drive, to the satisfaction of the City of Vaughan Development Engineering Department, as well as other community use lands and costs for community lands, works, services and infrastructure provided by the Block 18 Landowners Group under the Block 18 Cost Sharing Agreement."

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, if this is not already in effect, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the Block 18 Community.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,  
**BRATTYS LLP**



Helen A. Mihailidi  
HAM/ac

**C27**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 19 &**  
**CW (CS) - Report No. 31, Item 14**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#); [Isabel Leung](#)  
**Cc:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Committee of the Whole (2) Meeting- Agenda Item #19: Pristine Home (Pine Grove Inc.)  
**Date:** June-21-22 1:21:46 PM

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**From:** Stephen Tsui <stsui@rogers.com>  
**Sent:** Tuesday, June 21, 2022 1:12 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Tony Carella <Tony.Carella@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>  
**Subject:** [External] Committee of the Whole (2) Meeting- Agenda Item #19: Pristine Home (Pine Grove Inc.)

June 21, 2022

Re: Pristine Homes (Pine Grove Inc.)  
Official Plan Amendment File: OP.20.004  
Zoning By-law Amendment File: Z.20.011

To whom it may concern:  
City of Vaughan  
Office of the City Clerk  
2141 Major MacKenzie Drive,  
Vaughan, Ontario, L6A 1T1

Hi all,

I registered to speak via telephone in the Committee of the Whole Meeting this afternoon. Due to the short notice and the time constraints to my schedule, I would like to share my comments to the Committee if I miss my turn to talk about this item.

Further to my last email sent to the Office of the City Clerk on September 21, 2020, this is to provide you with an additional feedback on the revised applications to amend the official plan and zoning by-law from Pristine Homes:

- As we are all aware, Islington Avenue Corridor (IAC) is intended to retain its low-density residential area. According to the Residential Policies in Islington Avenue Corridor Secondary Plan, the Low Density Residential areas should be single detached and semi-detached dwelling units. In the Medium Density Residential areas, the permitted uses shall be townhouses, stacked or low rise apartments which are not exceeding 3.5 storeys. In the High Density Residential areas, the permitted uses shall be stacked townhouses or apartment units, which shall not exceed 5 storeys.

- Builders keep pressuring the Development Planning Dept to challenge the allowed potential land use ratio, i.e. height, floor space index, etc. The continuous requests for amendments are endless. For example, a single detached home recently turned into 6 individual townhouses;



another proposed amendment for a 7-storeys condo is currently in-process with the City. As such, the Plan is losing its purpose of reasonable land use planning policies and urban design principles.

- Although the revised application reduced from a 7-storey residential apartment building to 6, the total of the dwelling units, indeed, increase from 122 to 125. FSI of 2.42 times are exceeding to the original standard of 1.0.

- The subject land is comprised of 6 single dwellings along Islington Avenue (from 8337 to 8359). It is a quite considerable structure allocated in the middle of the Islington Avenue Corridor. After carefully reviewing the revised proposed zoning and site plan (Attachment 3), the building on the north and south ends are almost reaching to the parameter of the subject land, while the access to the underground garage is relying on the use of the driveway connection from the south of the townhouses (8313- 8335 Islington Avenue) because of a clause of an access easement granted between the two lots.

- It makes sense for an access easement to share with a dozen of townhouses, or even stacked townhouses, as the IAC Secondary Plan was originally designated for low density residential areas. After repeated amendments of VOP 2010, that it is now building a condo of 125 dwelling units. An easement should be considered only for the people movement, but not to accommodate for this size of building particularly the safety concerns, where there are families with young children living close-by.

- There are five driveways among the 6 current single dwellings located along Islington Avenue. To allocate one access on its own to the underground garage directly is essential, especially one on the south end of their subject land, where cars can simply go straight in and out to the ramp (refer to Attachment 3), instead of cars have to make turn to the common areas of 8313-8335 Islington, then turn again through the easement, and immediately turn again to the underground garage. The design is awkward and inefficient. To impose the use of the common areas of 8313-8335 Islington with another 125 households is overwhelming. I welcome you for a site visit to make an assessment of the potential problems.

This is not "in-my-back-yard" problems for most people, but it is a real problem in our community and our sub-division.

Thank you for allowing us to voice the concerns in this matter

Sincerely yours  
Stephen Tsui

**C28**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (CS) - Report No. 31, Item 6**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Re: OP.17.002 and Z.17.003 - Official Plan and Zoning By-law Amendment Applications Resubmission  
**Date:** June-22-22 1:55:36 PM

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**From:** Angelo Oddi Music.. [REDACTED] >  
**Sent:** Monday, June 20, 2022 3:38 PM  
**To:** Rachele Oddi [REDACTED] >  
**Cc:** 胡瑀屏 <[REDACTED]>; Darrell Gardner [REDACTED] >;  
[Council@vaughan.ca](mailto:Council@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Rosalba Gullo <[REDACTED]>;  
[REDACTED]; Rocco Di Dio <[REDACTED]>; Bryanne Robinson  
<[brobinson@westonconsulting.com](mailto:brobinson@westonconsulting.com)>; C [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; John Pappas <[jpappas@airdberlis.com](mailto:jpappas@airdberlis.com)>;  
[REDACTED]; L [REDACTED]; Martin Quarcoopome  
<[mquarcoopome@westonconsulting.com](mailto:mquarcoopome@westonconsulting.com)>; Mary Agostino [REDACTED] >; Mary  
Iannizzi <[REDACTED]>; [REDACTED]; michael fava  
<[REDACTED]>; [REDACTED]; Patrick Harrington  
<[pharrington@airdberlis.com](mailto:pharrington@airdberlis.com)>; Angie Zanon <[REDACTED]>; a [REDACTED];  
[REDACTED]; Cass <[REDACTED]>; Daniele Messina  
<[REDACTED]>; [REDACTED]; [REDACTED];  
[REDACTED]; Lucia Igarashi <[REDACTED]>; Lella Virzi <[REDACTED]>; Maria  
Racco [REDACTED] >; [mpastore@mastersinsurance.com](mailto:mpastore@mastersinsurance.com); Maya Persad  
<[mpersad@apotex.com](mailto:mpersad@apotex.com)>; [REDACTED]; [REDACTED]; [REDACTED];  
Praveena Sivananthan <[praveena15@gmail.com](mailto:praveena15@gmail.com)>; Rachele Cel <[rachele.odd@rogers.com](mailto:rachele.odd@rogers.com)>;  
[REDACTED]; [rkenedy@yorku.ca](mailto:rkenedy@yorku.ca); Sandy Szewczyk <s[REDACTED]>;  
[sbeale@interware.ca](mailto:sbeale@interware.ca); Sandro Bianchi <[REDACTED]>; [REDACTED]; Tony  
Gullo [REDACTED] >; Julieta Gardner <[REDACTED]>  
**Subject:** [External] Re: OP.17.002 and Z.17.003 - Official Plan and Zoning By-law Amendment Applications Resubmission

I have been living on Giotto Crescent my entire life.

I strongly OPPOSE this building at Teston and Jane St.

Sincerely

Alyssa Oddi

[REDACTED] Giotto Crescent

**C29**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (CS) - Report No. 31, Item 6**

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Re: OP.17.002 and Z.17.003 - Official Plan and Zoning By-law Amendment Applications Resubmission  
**Date:** June-22-22 1:55:59 PM

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**From:** Rita Del Rossi <[REDACTED]>  
**Sent:** Monday, June 20, 2022 10:50 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Cc:** Rachele Oddi [REDACTED]; Bryanne Robinson  
<[brobinson@westonconsulting.com](mailto:brobinson@westonconsulting.com)>; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [sbeale@interware.ca](mailto:sbeale@interware.ca);  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED]; [rkenedy@yorku.ca](mailto:rkenedy@yorku.ca);  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [mpastore@mastersinsurance.com](mailto:mpastore@mastersinsurance.com); [REDACTED] m;  
[mpersad@apotex.com](mailto:mpersad@apotex.com); [REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];  
[REDACTED]; Martin Quarcoopome <[mquarcoopome@westonconsulting.com](mailto:mquarcoopome@westonconsulting.com)>; John  
Pappas <[jpappas@airdberlis.com](mailto:jpappas@airdberlis.com)>; Patrick Harrington <[pharrington@airdberlis.com](mailto:pharrington@airdberlis.com)>; Sandy  
Szewczyk [REDACTED]; [REDACTED]  
**Subject:** [External] Re: OP.17.002 and Z.17.003 - Official Plan and Zoning By-law Amendment Applications Resubmission

To whom this may concern,

As a resident of Giotto Crescent for over 20 years, my husband and I are strongly opposed to this development.

Rita Del Rossi



**C30**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 28**

**DATE:** June 23, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning & Growth Management  
Vince Musacchio, Deputy City Manager, Infrastructure Development

**RE: COMMUNICATION – COUNCIL - JUNE 28, 2022**

**Report #27, Item #28**

**MEMBER'S RESOLUTION**  
**THINKING GLOBALLY, ACTING LOCALLY IN VAUGHAN**

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## **Purpose**

The purpose of this Communication is to respond to Councillor Carella's Member's Resolution – Thinking Globally, Acting Locally in Vaughan submitted at the Committee of the Whole (1) meeting on June 7, 2022. In order to address global warming through mitigation and adaptation of climate change, staff provide the five following quick wins for consideration.

## **Quick Wins and Emerging Opportunities**

1. The Updating the Sustainability Threshold Scores report, February 2022, recommends establishing a minimum building performance standard. Setting a minimum building performance standard could increase the percentage of renewable energy installations, and would limit the creation of additional building stock that would need to be retrofitted in the near future.
  - **Quick Win:** Direct staff in Policy Planning and Special Programs (PPSP) to mandate a minimum building energy performance target for all new developments to increase on-site energy generation. It would also help Vaughan transition to a low carbon community, reach its greenhouse gas reduction goals and, implement the city's Municipal Energy Plan, 2023. This will be implemented through the Sustainability Metrics Program update (i.e. make metric IB-12 Building Energy Efficiency, GHG Reduction, and Resilience – "Good" level mandatory).
2. The Sustainability Metrics Program awards points for new development applications that are solar-ready and awards additional points for on-site energy generation. Metric IB-10 Solar Readiness is an optional metric among the suite of metrics. A solar-ready structure has the appropriate electrical conduits and space for a

generator to support the future installation of solar PVs, and may at times include solar infrastructure.

- **Quick Win:** Direct staff in PPSP to mandate on-site energy generation equivalent to 5% through installation of renewable energy technologies, such as but not limited to solar panels for all Industrial, Commercial, Institutional (ICI) and Multi-Unit Residential Buildings (MURB). This will be implemented through the Sustainability Metrics Program update (i.e. make metric IB-10 Solar Readiness– "Excellent" level mandatory), where feasible.
3. Energy benchmarking is essential for cities to understand their energy landscape. Although energy reporting is mandated Provincially, the City of Vaughan can encourage energy benchmarking reporting for all buildings, excluding ground-oriented residential. City staff can continue work with [Climate Wise](#) Business Network and other partners to extend the Provincial benchmarking requirement to all buildings under 50,000 sq.ft, not including ground oriented residential.
- **Quick Win:** Direct staff in PPSP to work with Climate Wise through renewed membership to retrieve Energy and Water Reporting Benchmarking data and investigate software or programs for benchmarking such as, but not limited to [RETScreen® Clean Energy Management Software](#).
4. Establishing LEED Gold and CACBG's Net Zero Carbon Building™ as the City standard for new builds will strengthen the City's commitment to environmental stewardship and energy conservation by reducing carbon emissions and its carbon footprint. City staff will also continue to explore the retrofit of public buildings.
- **Quick Win:** Direct staff in Facilities Management to develop Vaughan's Green Building Policy to support the retrofit and new development of public buildings meet City's goals.
5. Recognizing the importance of providing alternate forms of transportation for residents and businesses to reduce carbon emissions in Vaughan's transportation sector is consistent with the findings of the Transportation and Infrastructure Task Force's Recommendations #4, 5, 6, 8 and 12. This can be streamlined, where resources permit, by accelerating the routine accommodation and implementation of active transportation infrastructure as planned in the Pedestrian and Cycling Master Plan, 2020 during Q2 to Q4 2022.
- **Quick Win:** Direct staff in Infrastructure Planning & Corporate Asset Management (IPCAM) to develop a plan to be brought forward to Council as part of the 2023 budget cycle to accelerate the routine accommodation and implementation of active transportation infrastructure throughout Vaughan.

## Conclusion

Overall to implement all these quick wins and influence future works with partner departments, a budgetary commitment to hire a full-time permanent Climate Change and Energy Specialist to join the PPSP team is required. This staff person would lead

and implement energy and climate change priorities such as the Municipal Energy Plan, Sustainability Metrics Program, Community Energy Plans required by Vaughan Official Plan 2010, and actions in the Climate Change Emergency Declaration, 2019 etc. The staff member would guarantee specialized expertise needed to implement climate change and energy priorities.


Staff from PPSP, Facilities Management and IPCAM are available to provide additional information if needed.

**For more information**, contact Ruth Rendon, Senior Environmental Planner, ext. 8104.

**Attachment**

1. Member's Resolution – Thinking Globally, Acting Locally in Vaughan

**Approved by**



Haiqing Xu,  
Deputy City Manager,  
Planning & Growth Management



Vince Musacchio  
Deputy City Manager,  
Infrastructure Development



## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

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**DATE:** Tuesday, June 07, 2022

**TITLE: THINKING GLOBALLY, ACTING LOCALLY IN VAUGHAN**

**FROM:**

Councillor Tony Carella

---

***Whereas***, global warming is an accepted fact by the bulk of the world-wide scientific community and

***Whereas***, to be successful in addressing of the problem of global warming, every sector of society in every part of the world must make its contribution to that effort; and

***Whereas***, the exhortation to “Think globally, act locally” makes the best sense in the context of reversing global warming;

***It is therefore recommended:***

1. That appropriate staff of the City of Vaughan bring forward to the Council meeting of June 28, 2022, a list of five “quick wins” appropriate at the municipal level to address the issue of global warming.

**Attachments**

None



**C31  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (1) - Report No. 27, Item 6**

**DATE:** June 24, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** **COMMUNICATION - Council - June 28, 2022**

**Item #6, Report #27**

**Doughton Residences Corp. Official Plan Amendment, and Zoning By-Law Amendment (216 and 220 Doughton Road, vicinity of Doughton Road and Jane Street)**

**Doughton Residences Corp. OP.20.005 and Z.20.013**

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**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.20.005, Zoning By-law Amendment File Z.20.013 (Doughton Residences Corp.) be amended as follows:

1. THAT Recommendation 2. b) of the report be deleted and replaced as follows:
  - “b. Permit the bonusing for increased height and density for the proposed Development as shown on Attachments 2 to 7 in return for the provision of community benefits totaling \$9,000,000.00 pursuant to the policies of VOP 2010 and VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37.1 of the *Planning Act*:
    - i. On-site contribution of 470 m<sup>2</sup> community space located along Doughton Road, with the value of the ownership arrangement to be determined by any appraisal report on fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remaining funds within the \$9,000,000 contribution envelope.”
2. THAT Recommendation 3. b) of the report be deleted and replaced as follows:
  - “b. The Owner shall enter into a Development Agreement (the ‘Agreement’) with the City which shall require the Owner to commit to a construction

schedule for their site to be in-line with the design-build schedule for the City of Vaughan's Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area;"

3. THAT Recommendation 4. of the report be deleted and replaced as follows:

"THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37.1 of the *Planning Act* for the contributions identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The Section 37 Contribution shall be provided as a combination of an on-site 470 m<sup>2</sup> community space located along Doughton Road, with the value of the ownership arrangement to be determined by an appraisal on a fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remainder of the \$9,000,000 contribution with the cash contribution to be paid prior to the issuance of the first above-grade Building Permit, subject to indexing from the date of registration of the Section 37 Agreement. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement."

4. THAT Recommendation 8. of the report be deleted and replaced as follows:

"8. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*;"

5. THAT Table 1 on Pages 22 to 25 be deleted and replaced in its entirety with the following:

"Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone</b>
a.	Minimum Lot Frontage	50 m	45 m

c.	Definition - "Lot" and "Stratified Arrangement"	<p><b>BUILDING HEIGHT -</b> Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and</p> <p>i) in the case of a flat roof, the highest point of the roof surface;</p> <p>ii) in the case of a mansard roof, the highest point on the roof surface;</p> <p>iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</p> <p>exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.</p> <p><b>FLOOR AREA, GROSS (G.F.A.) -</b> Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.</p> <p><b>LOT -</b> Means a parcel of land fronting on a street separate from any abutting land to the extent that a</p>	<p><b>BUILDING HEIGHT -.</b> Building Height shall be measured from a Canadian Geodetic Datum elevation measure (201.53 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features.</p> <p><b>GROSS FLOOR AREA:</b> Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure or all bicycle parking areas</p> <p><b>LOT -</b> Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. This definition shall also apply to the below grade elements subject to Stratified Arrangements.</p> <p><b>STRATIFIED ARRANGEMENTS –</b> Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land</p>
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		<p>consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p> <p>STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.</p>	<p>divided in a vertical manner above and/or below grade. These encumbrances within the lot line below grade shall include stratified arrangements for underground parking structures, pedestrian mews and strata parks.</p>
d.	Parking Space Dimensions and Accessible Parking Space Dimensions	2.7 m x 6.0 m	<p>2.7 m x 5.7 m (all spaces)</p> <p>To permit an accessible parking space with a minimum length of 5.7 m for Type A and B spaces</p> <p>An EV charging station shall not be considered an obstruction for the purposes of a parking space size.</p>
e.	Minimum Yard Requirements	<p>Front Yard: 3m</p> <p>Rear Yard: 6 m</p> <p>Exterior Side Yard: 3 m</p>	<p>Front Yard (Doughton Road): 3 m</p> <p>Rear Yard (Mews): 3m</p> <p>Exterior Side Yard (North-South Local Street): 2 m</p>

e.	Minimum Build-To-Zone Requirements and Maximum Length of a Building abutting a Street Line	80%	This provision shall not apply.
f.	Portions of Buildings Below Grade	1.8 m (Exterior and Front Only)	0 m below grade
g.	Maximum Building Height	25 m	For the purpose of clarity, building height shall be measured from a geodetic measure (201.53 m above sea level) as identified in the specific height requirement
			<p>From Ground Floor to Floor 5 shall not exceed 17 m</p> <p>Tower 1: 163 m (52-storeys), exclusive of all mechanical penthouse, parapets, mechanical equipment and architectural features</p> <p>Tower 2: 145 m (46-storeys), exclusive of all mechanical penthouse, parapets, mechanical equipment and architectural features</p>



h.	Maximum Floor Residential Density ('FSI')	<p>67 m<sup>2</sup>/unit</p> <p>7493 m<sup>2</sup>/67 m<sup>2</sup> = 112 units</p>	<p>The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply</p> <p>For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area (GFA) to area of the lot. The area of the lot shall include all road conveyance and road widenings. The GFA shall not include bicycle parking underground or above-ground.</p> <p>Overall FSI of 11.54 times the area of the lot</p>
i.	Minimum Landscape Strip Width (abutting a Street Line adjacent to all other Street Lines)	3 m	<p>Doughton Road: 3 m</p> <p>North-South Road: 2 m</p>
k.	Minimum Parking Space Requirements	<p><u>Residential</u></p> <p>Bachelor/1BR – 0.7 spaces/unit * 735 units = 515 spaces</p> <p>2BR+ 0.9 spaces* 393 units = 354 spaces</p> <p>3BR+ 1.0 spaces *17 units = 17 spaces</p> <p>Total: 886 spaces required</p> <p><u>Visitor</u></p> <p>0.15 spaces x 1,145 = 174 spaces</p>	<p><u>Residential</u></p> <p>0.35 spaces (All Unit Sizes) x 1,145 = 401 spaces</p> <p><u>Community Space</u></p> <p>0 spaces/unit</p> <p><u>Visitor</u></p> <p>0.15 spaces x 1,145 = 172 spaces</p> <p>Total Spaces Provided: 573 spaces</p>

		<u>Community Space</u> 1.0 space per 3 persons = 6 spaces  Total Required: 1,066 spaces	
I.	Minimum Aisle Width (Long-Term Bicycle Parking)	1.75 m	1.2 m
m.	Permitted Yard Encroachments (Maximum)	1.8 m into the front, rear and exterior yard	2.55 m for architectural elements

### **Background**

Recommendations #1 and #3 to this Communication are administrative corrections to the Section 37 contributions as requested by the Applicant to provide clarity on the appraisal report that is based on a fair market value of the space being conveyed. The amounts and benefits associated with the contribution remain unchanged.

Recommendation #2 to this Communication is at the request of the Applicant to provide clarity on the mechanisms to remove the Holding Provision.

Recommendation #4 to this Communication is administrative at the request of Legal Services.

Recommendation #5 to this Communication contains administrative corrections to Table 1 outlining the Proposed Exceptions to the C9(H) Corporate Centre Zone at the request of the Applicant. The proposed amendments have been reviewed and can be supported as the amendments are still in keeping with the intent of Zoning By-law 1-88.

**For more information**, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**DATE:** June 24, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE: COMMUNICATION – Council – June 28, 2022**

**Item #16, Report #30**

**Metrus (Terra) Properties Inc. Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision and Site Development Applications (7800 Jane Street, Vicinity of Jane Street and Highway 7)**

**Metrus (Terra) Properties Inc. OP.20.003, Z.20.008, 19T-20V002, and DA.20.041**

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### **Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

THAT the staff report for or Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.20.003, Z.20.008, 19T-20V002, and DA.20.041 (Metrus (Terra) Properties Inc.) be amended as follows:

1. THAT Recommendation 1. b) iv. of the report be deleted and replaced as follows:

“iv. Permit an increase to the maximum tower floor plate size from 750 m<sup>2</sup> to 850 m<sup>2</sup> as follows:

Tower A (60-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 52
- 826 m<sup>2</sup> Levels 53 to 55
- 720 m<sup>2</sup> – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 42
- 825.4 m<sup>2</sup> between Levels 43 to 45
- 718 m<sup>2</sup> – between Levels 46 to 52 (mechanical)”

2. THAT all references on Page 8 and 14 respecting the tower floor plate sizes be deleted and replaced with the following:

“Tower A (60-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 52
- 826 m<sup>2</sup> Levels 53 to 55
- 720 m<sup>2</sup> – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 42
- 825.4 m<sup>2</sup> between Levels 43 to 45
- 718 m<sup>2</sup> – between Levels 46 to 52 (mechanical).”

3. THAT Recommendation 9. of the report be deleted and replaced as follows:

“9. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*,”

4. THAT Table 1 on Pages 26 to 30, including the first paragraph and bulleted points on Page 30, be deleted and replaced in its entirety with the following:

“Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
a.	Definition - “Lot” and “Stratified Arrangement”	LANDSCAPING OR LANDSCAPED AREA - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas,	LANDSCAPING OR LANDSCAPED AREA – Means an area of land at grade comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
		<p>parking or loading areas, or areas covered by driveways</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p> <p>STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.</p>	<p>or loading areas, or areas covered by driveways.</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. This definition shall also apply to the below grade elements subject to Stratified Arrangements.</p> <p>STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade. These encumbrances include any portions of the building below grade, which may include an underground parking structure.</p>
c.	Permitted Encroachments	0.6 m to any lot line	A canopy may encroach a minimum of 0.6 m into the required rear (Apple Mill Road) or exterior yard (Jane Street)



	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
			<p>0.6 m to the pinch point of the daylight triangle at Apple Mill Road and Jane Street</p> <p>0.6 m to the canopy for the encroachment at Jane Street</p>
d.	Minimum Yard Requirements	<p>Front Yard – 3 m (Highway 7)</p> <p>Exterior Side Yards - 3m (Jane Street &amp; Street 1)</p> <p>Rear Yard – 6 m (abutting residential) and 3 m (abutting non-residential)</p>	<p>0 m to daylight triangle (Highway 7) only at the pinch point of the south-east corner of the office building</p> <p>1.5 m (at-grade) abutting residential uses (Jane Street and Street 1 – exterior)</p> <p>0 m (above Level 3 to 6) abutting residential uses at the last corner residential unit (Jane Street – exterior)</p> <p>1 m abutting non-residential uses (Street 1 - exterior)</p> <p>2 m to a daylight triangle (Corner of Jane Street and Apple Mill Road – rear)</p>
e.	Minimum Build-To Zone Requirements	80% of the length of the street line abutting al streets, shall have buildings located within the build-to-zone	This provision shall not apply.
f.	Maximum Building Height	25-storeys (Schedule A2 By-law 1-88 and By-law 144-2009)	Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
			provisions for maximum building height shall apply:  Tower A – 192 m (60 storeys)  Tower B – 163 m (50 storeys)
g.	Minimum GFA of Commercial Uses at-grade	60%	50%
h.	Minimum Landscape Requirement	Areas of land for no purpose other than landscaping and driveway access shall be located adjacent to street lines	1.5 m along Jane Street 2 m along North-South Street 5 m along Apple Mill Road, Highway 7 or associated daylight triangle  For the purpose of clarity, an exhaust shaft shall be permitted within the landscaped portion along Jane Street and Apple Mill Road
i.	Minimum Building Setbacks (Below-Grade)	1.8 m	0 m to the underground parking garage (Jane Street, Highway 7, Apple Mill Road, North-South Road)
j.	Maximum Residential Density	67 m <sup>2</sup> /dwelling unit 12,610 m <sup>2</sup> /67 m <sup>2</sup> = 189 units	The provision of Section 5.1.5 as it relates to minimum density in Schedule A2 shall not apply

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
k.	Minimum Parking Space Requirements	<p><u>Retail Uses</u></p> <p>Min: <math>2760.3 \text{ m}^2 \times 2.5</math> spaces/100 <math>\text{m}^2</math> = 69 spaces</p> <p>Max: <math>2760.3 \text{ m}^2 \times 4.0</math> spaces/100 <math>\text{m}^2</math> = 111 spaces</p> <p><u>Office Uses</u></p> <p>Min: <math>22,724.6 \text{ m}^2 \times 1.5</math> spaces/100 <math>\text{m}^2</math> = 340.8 → 342</p> <p>Max: <math>22,724.6 \text{ m}^2 \times 2.5</math> spaces/100 <math>\text{m}^2</math> = 569.1 → 569</p> <p><u>Residential Uses</u></p> <p>1BR/Bach: <math>687 @ 0.7/\text{unit} =</math> 480.9 → 481</p> <p>2BR: <math>451 @ 0.9/\text{unit} = 405.9</math> → 406</p> <p>3BR: <math>39 @ 1.0/\text{unit} = 39</math></p> <p>Total Residential = 926</p> <p><u>Visitor Spaces</u></p> <p><math>1177 @ 0.15/\text{unit} = 177</math></p> <p>Non-Residential (Retail, Office, Visitor) Total = 589</p> <p>Overall Total Required Parking = 1,515</p> <p>Shared Parking</p>	<p><b>Residential Parking</b></p> <p><math>1,177 \times 0.37</math> spaces/unit = 436 units</p> <p><b>Shared Non-Residential Parking</b></p> <p>A total of 487 shared parking spaces shall be provided for the following uses:</p> <p><u>Retail Uses</u></p> <p><math>2,760.3 \text{ m}^2 \times 2.0</math> spaces/100 <math>\text{m}^2</math></p> <p><u>Office Uses</u></p> <p><math>22,724.6 \text{ m}^2 \times 1.2</math> spaces/100 <math>\text{m}^2</math></p> <p><u>Visitor Parking</u></p> <p>0.15 spaces per residential unit</p> <p>A total of 923 parking spaces will be provided, where 436 spaces are devoted to residential uses and 487 spaces shall be provided as shared parking between residential visitor, office, retail parking.</p> <p>For the calculation of shared parking for a mixed-use development, pursuant to Section 3.8.1 c), 20% is permitted for the morning time period for the percent of peak</p>

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
		80% morning time period (Percent of Peak Period Parking Demand (weekday) Table A	period parking demand (weekday) in Table A.
I.	Minimum Loading Space Requirements	Six (6) loading spaces are required for commercial uses  <u>Loading Space Dimensions</u>  9 m (l) x 3.5 m (w)	A loading space shall be 6 m(l) x 3.5 m (w) is permitted for a maximum of 3 residential loading spaces

In addition to zoning exceptions in Table 1, the following site-specific zoning provisions among others, will also be included to ensure that the site development proposal for the Subject Lands reflects an urban built form and public realm:

- Maximum Overall GFA shall not exceed 129,104.4 m<sup>2</sup>, subject to payment of the associated Section 37 contribution
- Maximum residential GFA shall be 103,601.5 m<sup>2</sup>
- A minimum non-residential GFA shall be 25,502.90 m<sup>2</sup>
- A minimum ground floor height shall be 5 m
- Minimum Tower stepback from the podium along each ROW shall be 3 m
- A minimum distance between any building portion above the first 9.5 m of Towers A and B shall be 25 m
- Minimum common amenity area (indoor and outdoor combined) shall be 4.3 m<sup>2</sup> per unit.”

### **Background**

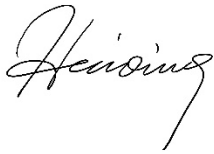
Recommendations #1 and #2 to this Communication contains administrative amendments, at the request of the Applicant to provide a degree of flexibility to the maximum residential tower floor plate size for construction tolerances and are in keeping with the maximum residential tower floor plate size of 850 m<sup>2</sup>.

Recommendation #3 to this Communication is administrative at the request of Legal Services.

Recommendation #4 to this Communication contains administrative amendments to Table 1, resulting from the review of the draft Zoning By-law Amendment, at the request of the Applicant and the Building Standards Department. Staff have carefully reviewed the amendments and are supportive as they are in keeping with the intent of Zoning By-law 1-88.

**For more information**, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management



**C33  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (2) - Report No. 30, Item 13**

**DATE:** June 24, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** **COMMUNICATION - Council - June 28, 2022**

**Item #13, Report #30**

**First Vaughan Investments Limited. Official Plan Amendment, and  
Zoning By-Law Amendment (northeast corner of Highway 7 and  
Commerce Street)**

**First Vaughan Investments Limited. OP.20.015 and Z.20.042**

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**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.20.015, Zoning By-law Amendment File Z.20.042 (First Vaughan Investments Limited) be amended as follows:

1. THAT Recommendation 1. a) iv. of the report be deleted and replaced as follows:

“iv. Permit an increase to the maximum tower floor plate size from 750 m<sup>2</sup> to 815 m<sup>2</sup> as follows:

**Tower A (48-storeys)**

- 800 m<sup>2</sup> (Between Levels 4 to 7)
- 810 m<sup>2</sup> (Between Levels 8 to 43)
- 800 m<sup>2</sup> (Between Levels 44 to 48)

**Tower B (56-storeys)**

- 810 m<sup>2</sup> (Between Levels 4 to 8)
- 815 m<sup>2</sup> (Between Levels 9 to 51)
- 810 m<sup>2</sup> (Between Levels 52 to 56)”

2. THAT all references on Page 4 and 10 respecting the tower floor plate sizes be deleted and replaced with the following:



“Tower A (48-storeys)

- 800 m<sup>2</sup> (Between Levels 4 to 7)
- 810 m<sup>2</sup> (Between Levels 8 to 43)
- 800 m<sup>2</sup> (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m<sup>2</sup> (Between Levels 4 to 8)
- 815 m<sup>2</sup> (Between Levels 9 to 51)
- 810 m<sup>2</sup> (Between Levels 52 to 56)”

3. THAT Recommendation 6. of the report be deleted and replaced as follows:

“6. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*,”

4. THAT Table 1 on Pages 16 to 22, including the first paragraph and bulleted points on Page 22, be deleted and replaced in its entirety with the following:

“Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions and rezoning to the C9Corporate Centre Zone Requirements</b>
a.	Definition – “Landscaping”, “Lot”,	LANDSCAPING – Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.	LANDSCAPING – Means an area of land at grade comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.

		<p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p>	<p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. This shall include lands such as mews, which provides driveway access to the development, and includes northeast corner notch (commercial).</p> <p>For the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-law 1-88.</p>
b.	Permitted Uses	<ul style="list-style-type: none"> <li>- Tavern</li> <li>- Bank or Financial Institution</li> <li>- Mixed Use Development</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Photography Studio</li> <li>- Print Shop</li> </ul>	<p>To permit the following uses:</p> <p>Apartment Dwelling (Podium Townhouse Units)</p> <p>Live-Work Units</p>

		<ul style="list-style-type: none"> <li>- Place of Entertainment including a multi-screen cinema complex</li> <li>- Retail Store with a gross floor area of less than 9,290 sq.m</li> <li>- Supermarket with a gross floor area of less than 9,290 sq.m</li> <li>- Retail Warehouse with a gross floor area of less than 9,290 sq.m</li> <li>- Apartment Dwelling</li> <li>- Block Townhouse Dwelling</li> <li>- Place of Amusement</li> <li>- Technical School</li> <li>- Video Store</li> <li>- Veterinary Clinic</li> <li>- Recreational Uses as defined in Section 2</li> <li>- Service or Repair Shop with a maximum gross floor area of 600 sq.m or less</li> <li>- Office and Stationery Supply, Sales, Service and Rental</li> </ul>	
c.	Minimum Lot Frontage	50 m	35 m
d.	Minimum Yard Requirements	<p>Front Yard – 3 m (Highway 7)</p> <p>Rear Yard – 6 m (abutting residential) and 3 m (abutting non-residential) for New Park Place</p> <p>Exterior Side Yard – 3 m (Commerce Street and Mews)</p>	<p><u>Ground Floor Setbacks</u> 2 m (New Park Place)</p> <p>2 m (Commerce Street)</p> <p>2 m (Highway 7)</p> <p>2.9 m (Mews)</p> <p>4.2 m (daylight triangle)</p> <p><u>Tower Setbacks</u> 1 m (New Park Place and Mews)</p>

			0 m to the Mews Boundary 1 m (Highway 7)
e.	Minimum Build-To Zone Requirements	<p>80% of the length of the street line abutting all streets, shall have buildings located within the build-to-zone (Commerce Street)</p> <p>50% of the length of the street-line shall be occupied by buildings within the build-to-zone of 0-3 m and 3-6 m for residential uses (Highway 7 and New Park Place)</p>	This requirement shall not apply.
f.	Maximum Building Height	25-storeys (Schedule A2 By-law 1-88 and By-law 144-2009)	<p>Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following provisions for maximum building height shall apply:</p> <p>Tower A – 170 m (48 storeys)</p> <p>Tower B – 193 m (56 storeys)</p> <p>For clarity, the maximum building height shall be exclusive of the mechanical penthouse, architectural features, and mezzanines. Elements for window washing purposes may exceed a maximum of 5.5 m into the maximum building height.</p> <p>A Minimum ground floor height of 5.0 m for non-residential uses shall apply.</p>

g.	Minimum GFA of Commercial Uses at-grade	60%	32%
h.	Minimum Landscape Requirement	<p>Areas of land for no purpose other than landscaping and driveway access shall be located adjacent to street lines</p> <p>A minimum of 2.4 m of landscaping is required abutting an OS2 Zone (5.1.1 a))</p>	<p>Soft Landscape Requirement:</p> <p>For the purpose of clarity, a soft landscape strip width is not required.</p> <p>Hard Landscape Requirement:</p> <p>2 m (abutting Highway 7 and Commerce Street)</p> <p>2 m (abutting New Park Place)</p> <p>An air intake shaft shall be permitted within the landscape strip.</p> <p>The provisions of 5.1.1 a) shall not apply.</p>
i.	Minimum Building Setbacks (Below-Grade)	1.8 m	0 m to the underground parking garage
j.	Maximum Residential Density	67 m <sup>2</sup> /dwelling unit	<p>The provision of Section 5.1.5 as it relates to minimum density in Schedule A2 shall not apply.</p> <p>For purposes of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area (GFA) to the land area. For clarity, the land area shall include all road conveyance and road widenings.</p>

			Overall FSI of 8.43 times the area of the lot
k.	Minimum Parking Space Requirements	<p><u>Retail Uses</u></p> <p>Min: 2003 m<sup>2</sup> x 2.0 spaces/100 m<sup>2</sup> = 41 spaces</p> <p><u>Residential Uses</u></p> <p>1BR/Bach: 757@0.7/unit= 530</p> <p>2BR: 355@0.9/unit= 320</p> <p>3BR: 1@1.0/unit=1</p> <p>Total Residential = 851</p> <p><u>Visitor Spaces</u></p> <p>1,113 @0.15/unit = 167</p> <p>Overall Total Required Parking = 1,069</p>	<p><u>Retail Uses</u></p> <p>No parking required.</p> <p><u>Residential Uses</u></p> <p>1,113 x 0.18 spaces/unit</p> <p><u>Visitor Spaces</u></p> <p>1,113 x 0.15/unit = 167</p> <p>A total of 412 parking spaces will be provided, where 201 parking spaces are devoted to residential uses and 211 spaces shall be provided as shared parking between visitor parking and commercial parking spaces</p>
l.	Minimum Loading Space Requirements	<p><u>Loading Space Dimensions</u></p> <p>9 m (l) x 3.5 m (w)</p>	<p>A small loading space shall be dimensioned as the following:</p> <p>6.5 m (l) x 3.5 m (w) x 3.0 (h)</p>
m.	Minimum Drive Aisle Width	6 m	<p>5.2 m for a regular loading space</p> <p>4.0 m for a small loading space</p>
n.	Minimum Parking Space Lengths and Accessible Parking	<p>2.7 m (w) x 6.0 (l)</p> <p>Type A: 3.4 m (w) x 6.0 (l)</p> <p>Type B: 2.4 (w) x 6.0 (l)</p>	<p>2.7 m (w) x 5.7 (l)</p> <p>Accessible Spaces:</p> <p>Type A: 3.4 m (w) x 5.7 (l)</p> <p>Type B: 2.4 (w) x 5.7 (l)</p>



o.	Permitted Yard Encroachments (Maximums)	0.3 m into a side yard 1.8 m into a front, exterior or rear yard	Balconies: 1.0 m to Commerce Street  Architectural Fins, Railings, Vertical and Horizontal Fins: 0.5 m into Commerce Street and the daylight triangle  Stairs: 2.9 m into Commerce Street, and 2.4 m (at-grade) into the Mews boundary
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In addition to zoning exceptions in Table 1, the following site-specific zoning provisions among others, will also be included to ensure that the site development proposal for the Subject Lands reflects an urban built form and public realm:

- Maximum Overall GFA shall not exceed 91,637 m<sup>2</sup>, subject to payment of the associated Section 37 contribution
- Maximum residential GFA shall be 91,637,000 m<sup>2</sup>
- A minimum non-residential GFA shall be 1,900 m<sup>2</sup>
- A minimum ground floor height for retail shall be 5 m
- Minimum Tower stepback from the podium along each ROW shall be 3 m
- A minimum distance between any building portion above the first 9.5 m of Towers A and B shall be 28 m
- Minimum common amenity area (indoor and outdoor combined) shall be 1.52 m<sup>2</sup>/unit."

## **Background**


Recommendations #1 and #2 to this Communication contains administrative amendments, at the request of the Applicant to provide a degree of flexibility to the maximum residential tower floor plate size for construction tolerances and are in keeping with the maximum residential tower floor plate size of 815 m<sup>2</sup>.

Recommendation #3 to this Communication is administrative at the request of Legal Services.

Recommendation #4 to this Communication contains administrative amendments to Table 1, resulting from the review of the draft Zoning By-law Amendment, at the request of the Applicant and the Building Standards Department. Staff have carefully reviewed the amendments and are supportive as they are in keeping with the intent of Zoning By-law 1-88.

**For more information**, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management



**C34  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (1) - Report No. 27, Item 10**

**DATE:** June 24, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager Planning and Growth Management

**RE: COMMUNICATION – Council Meeting, June 28, 2022**

**Item #10, Report #27**

**1930328 Ontario Inc. Official Plan Amendment, Zoning By-Law Amendment, and Plan of Subdivision Files OP.21.007, Z.21.010, 19T-18V005 (2871 Highway 7, Vicinity of Highway 7 and Maplecrete Road)**

**1930328 Ontario Inc. OP.21.007, Z.21.010 and 19T-18V005**

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**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.21.007, Zoning By-law Amendment File Z.21.010 and Plan of Subdivision File 19T-18V005 (1930328 ONTARIO INC.) be amended as follows:

1. THAT the following be included under Recommendation 2. b) i.:
  - “2. b) ii. In accordance with the previous Council approval of March 19, 2019, a contribution in the amount of \$1,300,000 shall go towards improvements to the Edgeley Pond and Park Features, including but not limited to the first iconic pedestrian bridge.
2. THAT Recommendation 9, as noted in Communication C 8 dated June 7, 2022, be revised and added to the report, as follows:
  - “9. THAT the implementing Zoning By-law Amendment be brought forward to a ~~future~~ Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*,”

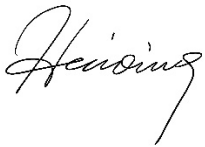
## **Background**

The purpose of Recommendation #1 to this Communication is to provide further clarification that the \$1,300,000 Section 37 contribution approved by City Council on March 19, 2019 is to still to be provided to the City in addition to the \$3,786.587.15 Section 37 contribution noted in this report. The original Section 37 contribution permitted an increased Floor Space Index (FSI) of 5.66, whereas the current Section 37 contribution permits an increased FSI of 6.97.

Recommendation #2 is administrative at the request of Legal Services.

**For more information**, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231

Respectfully submitted by

A handwritten signature in cursive script, appearing to read 'Haiqing Xu', written in black ink.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management



**C35  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (WS) - Report No. 29, Item 1**

**DATE:** June 28, 2022

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager, Infrastructure Development  
Zoran Postic, Deputy City Manager, Public Works

**RE:** **COMMUNICATION - COUNCIL - June 28, 2022**

**CITY APPROACH TO UNDERGROUND STORMWATER  
MANAGEMENT SYSTEMS**

**Report #29, Item #1**

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**Purpose**

The purpose of this Communication is to provide further information as it relates to the City's current interim approach to approving and accepting proposed underground stormwater management systems in response to the resolution that was brought forward by Members of Council during Committee of the Whole Working Session on June 8, 2022. This Communication will provide additional information related to the life cycle costs (operation, maintenance, rehabilitation, and replacement costs) associated with both existing and future stormwater infrastructure.

**Background**

**Stormwater management strategies have been incorporated as part of the installation of municipal services within new development sites across the City since the early 1980s which has resulted in the assumption of nearly 150 stormwater management ponds.**

Stormwater management ponds were constructed as an effective means of providing water quality improvements and flood mitigation measures in watersheds across the City. As a result of increasing land costs, the development community is looking at alternative options to best utilize their developable land.

**The City has approved underground stormwater management systems in the past in response to site-specific constraints.**

Oversized pipes and box culverts were installed in the past, typically in areas where the installation of a stormwater management pond would not have been feasible such as in infill/intensification developments or in response to site specific constraints. Box culverts were constructed under Thornhill Green Park in 2010 and assumed by the City in 2014.

Although underground stormwater management systems were novel to the City of Vaughan at the time, \$218,370 was accepted as cash in lieu of stormwater quality controls for 7.53 hectares of drainage area. In accordance with the City's approved Asset Management Plan for core assets, staff are in the process of inventorying all oversized pipes and box culvert systems to evaluate the condition of this infrastructure and ensure suitable maintenance programming is undertaken.

More recently, staff have observed a noticeable increase in development applications proposing underground stormwater management systems in both greenfield and infill/intensification developments since 2020. This has resulted in the recent approval of 13 underground stormwater storage systems (mainly oversized pipes and typically not in lieu of stormwater management ponds), all of which are unassumed at the time of this Communication.

**Given the increased number of development applications proposing underground stormwater management tank systems, staff, the development community, consultants, and neighbouring municipalities have been collaborating on how to standardize the development review process and mitigate potential risks.**

The development community submitted a Dual Use Stormwater Facilities Management Policy Paper for the City to review in January 2022. The policy paper was peer reviewed by an external consultant in consultation with several other City stakeholder departments which resulted in the recommendations that were brought forward to Committee of the Whole Working Session on June 8, 2022. Recent developments also show that neighboring GTA municipalities have done similar work and the City's recommendations appear to align with other industry stakeholders which results in a consistent approach to managing stormwater.

A scan of neighbouring municipalities in the region indicates that most are managing them on a case-by-case basis. None of the municipalities within the Greater Toronto Area (GTA) have created a formal approved policy that outlines the design criteria and financial contributions for proposed underground stormwater management tank systems on public lands. Accordingly, City staff are currently managing new development proposals with underground stormwater management systems on a case-by-case basis. The City has adopted an approach that is similar to the policy framework proposed by staff at the City of Markham that requires the cost differential between conventional stormwater management ponds and underground stormwater management tank systems be calculated and paid by the developer.

## **Analysis and Options**

**Recognizing that underground stormwater management tank systems are still relatively new from a public sector implementation perspective, there is a need to manage potential risks while also embracing design innovations to ensure the City is prepared to assume underground stormwater management systems from a life cycle perspective.**

Moving forward there is a need to secure technical expertise in developing design criteria standards for underground stormwater management tank systems, manage the complexities of coordinating a high number of varying stakeholders, evaluate a number of socio-economic factors, and assess life cycle costs early in the development application

process to ensure responsible and timely city building. It remains important that while the developer benefits from additional developable land and park land dedication, the municipality does not remain burdened with the operation, maintenance, rehabilitation, and replacement costs of these underground stormwater management tank systems in perpetuity.

**To ensure fiscal responsibility, staff are proposing that the owner provide a one-time cost contribution for underground stormwater management systems to compensate for any increase in costs when compared to conventional stormwater management infrastructure, based on operation, maintenance, rehabilitation, and replacement costs over a 50-year life cycle.**

As the City has been operating and maintaining conventional stormwater management infrastructure, including ponds and linear infrastructure, since the 1980s, staff have a history of actual costs to reference. Although, underground stormwater management tank systems have been used for many years on private properties, they remain a new and evolving concept for municipalities. The operation and maintenance activities can be more complicated and costly due to the confined nature of the infrastructure and specialized training requirements and there remains inherently higher replacement costs when compared to conventional stormwater management infrastructure.

**Most recently, staff began the cost comparison process associated with a 2,200 cubic metre underground stormwater storage tank that is proposed for a greenfield development which resulted in a \$750,000 letter of credit and a commitment from staff and the owner to refine the cost comparison through continued collaboration.**

The proposed underground stormwater storage tank was proposed to replace a conventional stormwater management pond. Although the cost comparison process is ongoing, staff recognized the need to ensure timely development approvals and proceeded with a \$750,000 letter of credit based on the general cost breakdown provided below, subject to further refinement.

<b>Conventional Stormwater Management Infrastructure: Stormwater Management Pond</b>	
<b>Item</b>	<b>Cost per Year</b>
Sediment Clean-Out	\$9,250.00
Operations, Maintenance, and Rehabilitation	\$4,350.00
Replacement	\$4,150.00
<b>Total:</b>	<b>\$17,750.00</b>
<b>Underground Stormwater Management System: Underground Stormwater Storage Tank and Upstream Treatment</b>	
<b>Item</b>	<b>Cost per Year</b>
Sediment Clean-Out	\$8,350.00
Operations, Maintenance, and Rehabilitation	\$3,250.00
Replacement	\$17,950.00
<b>Total:</b>	<b>\$29,550.00</b>
<b>Cost Comparison</b>	
Difference in Cost per Year:	\$11,800.00
Potential Cost per Year Difference for Items Requiring Further Refinement:	\$3,200.00
<b>Total Difference in Cost per Year:</b>	<b>\$15,000.00</b>
<b>50-Year Cost Difference, Subject to Further Refinement:</b>	<b>\$750,000.00</b>



## **Conclusion**

Land use optimization and the evolving trends in stormwater best management practices has resulted in staff recommending an interim approach for the design and cost recovery of underground stormwater storage systems. This approach is recommended to manage potential risks, facilitate fiscal responsibility, and provide a consistent approach to managing stormwater.

For more information, contact Frank Suppa, Director, Development Engineering, ext. 8255.

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio".

Vince Musacchio, Deputy City Manager, Infrastructure Development

A handwritten signature in blue ink, appearing to read "Z. Postic".

Zoran Postic, Deputy City Manager, Public Works

**C36**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] 216-220 Doughton Rd Vaughan Application- # 19T-21V008  
**Date:** June-24-22 11:08:18 AM  
**Attachments:** [image001.png](#)  
[Doughton Residences Corp OP20.005 and Z20.013 216-220 Doughton Rd .msg](#)

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**From:** Fausto Rossetto <[frossetto@ldc.land](mailto:frossetto@ldc.land)>  
**Sent:** Friday, June 24, 2022 11:08 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** caricari [REDACTED] >  
**Subject:** [External] 216-220 Doughton Rd Vaughan Application- # 19T-21V008

**Re: Doughton Residences - OP.20.005 and Z.20.013,**

I am the owner's representative. We spoke at the Public meeting and forwarded to your office (attached) an objection to the proposed development.

I am requesting that we be notified of any Notices of Decision respecting this file

Thank you

**Fausto Rossetto**

Partner



**Land Development Collaborative (LDC)**

113 Miranda Avenue  
Toronto, ON M6B 3W8

Office: (416) 256-1616 x 1

Mobile: (416) 885-3216

Email: [frossetto@LDC.land](mailto:frossetto@LDC.land)

[www.LDC.land](http://www.LDC.land)

**From:** [Fausto Rossetto](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Doughton Residences Corp OP20.005 and Z20.013 216-220 Doughton Rd  
**Attachments:** [image001.png](#)

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## City Clerks Office

I am the owner's representative for 190 Doughton which is directly east of the proposed development. WSP had initiated a study for the north-south collector road and are suggesting Option 3 which this proposal is basing their design on. We have had numerous conversations with the City including a meeting with staff and Councillor Racco to discuss our concerns. It is our position, which we along with our architect presented at the meeting, that a minor tweaking of the road location would have no impact on the Doughton Residences development but would substantially benefit the development potential of numerous neighboring property owners. As the proposal tomorrow is based on Option 3, we would like to formally state that we object to the plan as it is presented. We have reached out to the Doughton Residences owners to discuss a possible resolution during the 30 day appeal period.

### Fausto Rossetto

Partner



#### Land Development Collaborative (LDC)

113 Miranda Avenue  
Toronto, ON M6B 3W8

Office: (416) 256-1616 x 1

Mobile: (416) 885-3216

Email: [frossetto@LDC.land](mailto:frossetto@LDC.land)

[www.LDC.land](http://www.LDC.land)



**DATE:** June 24, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** **COMMUNICATION – Council, June 28, 2022**

**ITEM #20, REPORT #27**

**2109179 ONTARIO INC.  
ZONING BY-LAW AMENDMENT (TEMPORARY USE) FILE Z.20.018  
SITE DEVELOPMENT FILE DA.20.029  
3501 KING-VAUGHAN ROAD  
VICINITY OF KING-VAUGHAN ROAD AND HIGHWAY 400  
(REFERRED)**

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**Purpose**

To bring forward further information regarding concrete batching and recycling plants operating in the City and neighbouring municipalities.

**Background**

At the June 7, 2022 Committee of the Whole (1) meeting, Council requested the following:

- “2) That staff bring forward to the Council meeting of June 28, 2022, information on the number of concrete batching plants and recycling facilities operating in the City of Vaughan and neighbouring municipalities and how many of them are legal;”

The Development Planning Department undertook best efforts to identify the locations and compliance of concrete batching and recycling facilities in the City and the adjacent municipalities of the City of Markham, City of Toronto, and City of Brampton ('Adjacent Municipalities').

The location of each facility was determined using mapping software (Google Maps, PLANit and Amanda). Compliance for each facility in the City was determined through a review of Zoning By-law 1-88 and permit history. Compliance for neighbouring municipalities was determined through their respective websites, zoning by-laws, and

discussions with staff from their respective Building Standards Departments; however, not all municipalities replied.

The following tables identify concrete batching plants and recycling facilities within the City of Vaughan and Adjacent Municipalities. The location of each facility is identified on Attachment 1 attached hereto to this Communication, and contain a corresponding map number identified in the table below.

**Table 1 – Concrete Batching Plants:**

**VAUGHAN**

MAP #	COMPANY NAME	ADDRESS	ZONING BY-LAW 1-88	COMPLIANCE STATUS
26.	Maple Ready Mix	3501 King-Vaughan Road (Subject Lands)	Site-Specific Exception expired on May 23, 2021	Not permitted
26.	GM 1-888-MIX-IT-4U ('GM')	3501 King-Vaughan Road (Subject Lands)	Previous Zoning By-law did not identify or include permission for GM	Not permitted
30.	Dufferin Concrete Concord Plant	71 Diesel Drive	EM4 within the Canadian National rail yard	Information unavailable
1.	Toronto Redimix & G&L Group of Companies	401 Bowes Road	EM2 9(623)	Permitted
2.	Dufferin Concrete Maple Plant	10,351 Keele Street	By-law 1-88 Section 9.0 e)	Permitted

**BRAMPTON**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
13.	CeMix Concrete	85 Devon Road	Site-Specific Zoning	Permitted
14.	Toronto Redimix	98 Wentworth Court	Site-Specific Zoning	Permitted
28.	Toronto Ready Mix	120 Wentworth Court	Site-Specific Zoning	Permitted
15.	AllMix Brampton Plant	55 Advance Boulevard	M2	Information unavailable
16.	St. Mary's CBM	75 Orenda Road	M2	Information unavailable

**MARKHAM**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
3.	AllMix Concrete	2695 14 <sup>th</sup> Avenue	M4	Information unavailable

**TORONTO**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
4.	Ontario Redimix Etobicoke Plant & Dufferin Concrete	21 Goodmark Place #3, Etobicoke	E 1.0	Permitted
6.	Metrix Ready Mix	91 Baywood Road, Etobicoke	E 1.0	Permitted
5.	Dufferin Ready Mix	1185 Martingrove Road, Etobicoke	E 1.0	Not Permitted
8.	ORM Toronto Plant	23 Unwin Avenue, Toronto	Information unavailable	Information unavailable
9.	CRH Portland Plant	8 Unwin Avenue, Toronto	Information unavailable	Information unavailable
10.	Mega City Concrete	40 Airview Road, Etobicoke	E 1.0	Not Permitted
11.	Metrocon Readymix Corp	89 Fenmar Drive, Toronto	E1.0 (x19)	Permitted
12.	Metrocon Readymix Corp	65 Passmore Avenue, Scarborough	EH0.5	Information unavailable

**Table 2 – Concrete Recycling Facilities:****VAUGHAN**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
31.	Strata Concrete (Subject Lands)	3501 King-Vaughan Road	Temporary Use By-law Expired	Not Permitted
17.	Maple Transfer & Recycling Inc.	10,525 Keele Street	M1 and M2	Information unavailable
18.	Draglam Waste & Recycling	401 Bowes Road	EM2 9(623)	Permitted
19.	Strata Aggregates	3300 King-Vaughan Road	M1 9(767)	Information unavailable
20.	Strata Aggregates	1667 Creditstone Road	EM2 9(822K)	Permitted
21.	Casco Waste Systems	344 Edgeley Blvd,	EM1 9(528B)	Information unavailable
29.	Dongara Recycling Centre	141 Highway 27	EM1 9(1266)	Permitted

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
25.	GFL Environmental	7251 Highway 27	EM1 9(1266)	Permitted

#### **MARKHAM**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
23.	Strada Group Inc.	2777 14 <sup>th</sup> Avenue	M4	Information unavailable

#### **TORONTO**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
22.	Shorncliffe Disposal Services	51 Shorncliffe Road	E 1.0	Information unavailable
24.	MGI Construction Corp.	11 Dansk Court	E 1.0	Information unavailable

#### ***York Region Economic Services ('YRES') surveyed businesses and classified them using the North American Industry Classification System ('NAICS') codes***

The NAICS is an industry classification system developed by the statistical agencies to provide common definitions of the industrial structure and a common statistical framework for countries to analyze economies. In 2019, YRES surveyed businesses and classified them under the NAICS coding system. The following are the NAICS codes received from Vaughan's Economic Development team that would fall under a concrete batching operation and recycling facilities or related industries within the City of Vaughan, along with the number of businesses from 2019 that would fall under this category. The industries listed below are inclusive of the concrete batching and recycling plants identified in Attachment 1.

#### Concrete Batching:

- NAICS Code No: 32732 - Ready-mix concrete manufacturing:
  - This industry comprises establishments primarily engaged in mixing together water, cement, sand, gravel or crushed stone to make concrete, and delivering it to a purchaser in a plastic or unhardened state.
  - Number of Industries in the City of Vaughan: 3
- NAICS Code No: 23811 - Poured concrete foundation and structure contractors:
  - This industry comprises establishments primarily engaged in pouring and finishing concrete foundations and structural elements. This industry also includes establishments performing grout and shotcrete work. The work performed may include new work, additions, alterations, maintenance, and repairs.
  - Number of Industries in the City of Vaughan: 39



### Recycling Facilities:

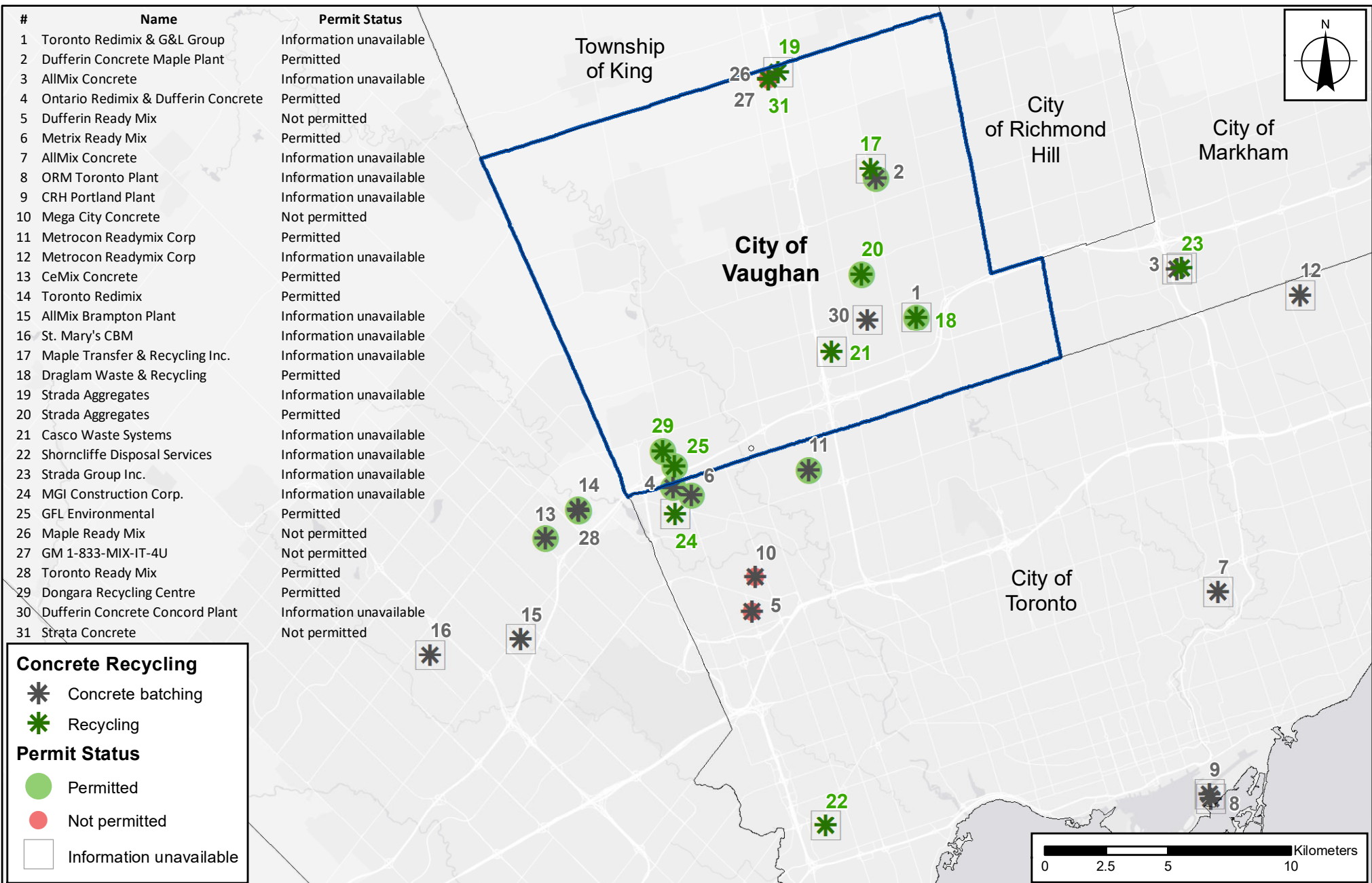
- NAICS Code No: 56292 - Material recovery facilities:
  - This industry comprises establishments primarily engaged in operating facilities in which recyclable materials are removed from waste, or mixed recyclable materials are sorted into distinct categories and prepared for shipments.
  - Number of Industries in the City of Vaughan: 9
- NAICS Code No: 56211 - Waste Collection:
  - This industry comprises establishments primarily engaged in collecting and hauling non-hazardous or hazardous waste within a local area. Establishments engaged in hazardous waste collection may be responsible for treating and packaging the waste for transport. Waste transfer stations are also included.
  - Number of Industries in the City of Vaughan: 1 , being the York Region operated McCleary Court Community Environmental Centre which does not crush concrete.
- NAICS Code No: 56221 - Waste treatment and disposal:
  - This industry comprises establishments primarily engaged in operating landfill sites, incinerators, or other treatment or disposal facilities for non-hazardous or hazardous waste. Establishments that integrate the collection, treatment and disposal of waste are also included.
  - Number of Industries in the City of Vaughan: 12
- NAICS Code No: 41811 - Recyclable metal merchant wholesalers:
  - This industry comprises establishments primarily engaged in buying, breaking up, sorting and selling ferrous and non-ferrous scrap metal, including automobiles for scrap.
  - Number of Industries in the City of Vaughan: 12

Respectfully submitted,



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

Attachment 1 – Locations of Concrete Batching and Recycling Plants



## Locations of Concrete Batching and Recycling Plants

### LOCATION:

3501 King-Vaughan Road  
Vicinity of King-Vaughan Road and Highway 400

### APPLICANT:

2109179 ONTARIO INC.



## Attachment

### FILE:

Z.20.018

### RELATED FILE:

DA.20.029

### DATE:

June 28, 2022

1



**LOOPSTRA NIXON** LLP  
BARRISTERS AND SOLICITORS

**C38**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 19 &**  
**CW (CS) - Report No. 31, Item 14**

**Quinto M. Annibale\***  
**\*Quinto M. Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
E-mail: [gannibale@loonix.com](mailto:gannibale@loonix.com)

**By E-Mail**

June 24, 2022

Mayor and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Mayor and Members of Council,

**RE:      Pristine Homes (Pine Grove) Inc. ("Pristine")**  
**Applications by Pristine for Official Plan and Zoning By-law Amendment**  
**(OP.20.004 and Z.20.011)**  
**8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue ("Subject Property")**  
**Site Access Requirement**

I am the lawyer for Pristine in respect of the above noted matter. Since the Applications were filed, my client has engaged in productive discussions with City staff and has made a number of revisions to address concerns raised with the original proposal. My client is pleased that as a result of those discussions and resulting revisions, staff are now recommending approval of my client's applications.

For the most part, my client does not take issue with the conditions of approval recommended by staff. However, my client has significant concerns with the holding condition in the draft zoning by-law prepared by City staff that would require the Owner to obtain an access easement over the private common element condominium road of the lands located immediately to the south of the Subject Lands ("Neighbouring Lands").

Pursuant to section 17 of the site plan agreement dated July 13<sup>th</sup>, 2015 entered into between the City and Statesview Homes (S Collection) Inc., the developer of the Neighbouring Lands ("Site Plan Agreement"), the condominium corporation is required to grant an access easement over the proposed condominium road at the time that the Subject Lands develop. The Site Plan Agreement is registered on title to the Neighbouring Lands and notice of this requirement was required to "be included in the Condominium Agreement, Condominium Declaration and all Offers of Purchase and Sale or Lease to ensure that the Condominium Corporation and all future Owners are aware of this requirement."

Pristine is not a party to the Site Plan Agreement and is therefore not able to directly enforce this obligation in court.



Pristine has reached out to the condominium corporation that now owns the driveway access on the Neighbouring Lands on numerous occasions to confirm that it will grant the access easement as it is legally required to but it has refused to cooperate or confirm this. Despite repeated requests, legal and planning staff have also not confirmed that the City will enforce this requirement of the condominium corporation to provide access.

We therefore ask that the existing condition related to the access easement be deleted and replaced with the following:

*The Owner shall take all reasonable steps within its control to secure an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue. The City recognizes that the Owner does not have the ability to require the abutting Condominium Corporation to grant such an easement and that the City has the power to do so pursuant to section 17 of the Site Plan Agreement entered into with Statesview Homes (S Collection) Inc. dated July 13<sup>th</sup>, 2015 and registered on title to the abutting lands as instrument YR2324168. In the event the Owner is unable to secure the access easement the City agrees to take all steps available to it to enforce the obligation in the Site Plan Agreement and to ensure that an access easement is provided to the Owner.*

When this matter was discussed in open session at the June 21, 2022 City of Vaughan Committee of the Whole (2) meeting, there was a suggestion that the City may not have the legal authority to enforce the obligation in the Site Plan Agreement to grant an access easement to Pristine.

My client rejects this suggestion in the strongest possible terms.

The City has multiple legal avenues available to it to secure the access easement. It could enforce the obligation directly in court pursuant to section 41(11) of the *Planning Act*, R.S.O. 1990, c. P. 13 and section 446 of the *Municipal Act*, 2001, S.O. 2001, c. 25. The City also has the clear ability, independent of the requirements in the Site Plan Agreement, to secure the access easement through its powers under the *Expropriations Act*, R.S.O. 1990, c. E.26. This means that the City has the power to secure the access easement even if the suggestion is correct that the clause in the Site Plan Agreement and the related clause in the Condominium Agreement are unenforceable.

In our opinion, it is clearly unfair and unreasonable for the City to conclude that a clause and requirement it drafted is not enforceable while making my client entirely suffer the consequences of this.

If the City concludes that it does not have the ability to enforce the obligations in the Site Plan Agreement or Condominium Agreement in this case, this has the potential to seriously jeopardize its ability to enforce similar obligations in any other Site Plan Agreement, Subdivision Agreement, or Condominium Agreement where access to adjacent lands is required to be



protected for. Such requirements are extremely common to ensure appropriate coordination and access between adjacent commercial plazas and subdivisions when they develop. This would set an extremely troubling precedent and would undermine the City's ability to enforce site plan obligations generally throughout the City.

Our client wishes to work cooperatively to resolve this matter but if the City defers its application further and refuses to enforce the obligation of the neighbouring Condominium Corporation to grant the required access easement, Pristine will have no choice but to initiate legal proceedings to compel the City to enforce this obligation and/or seek damages against the City.

We request that the City therefore proceed with this matter at the upcoming June 28<sup>th</sup>, 2022 meeting of Council and not defer making a decision any further. We also ask that Council pass the following resolution and direction to staff in connection with the Applications:

1. That staff be directed to enforce the Site Plan Agreement registered as instrument number YR2324168 and obtain a vehicular and pedestrian easement over the driveway lands of the adjacent condominium to the south to provide a secondary access to Islington Avenue by court action if necessary, and
2. That in the event that the City is unsuccessful in #1 above, the City Solicitor be instructed to immediately commence proceedings to expropriate a vehicular and pedestrian easement over the driveway lands of the adjacent condominium to the south to provide a secondary access to Islington Avenue and in such event, the developer agrees to pay for the costs of such proceedings.

I trust this is satisfactory, however should you require anything further please don't hesitate to contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP

Per: Quinto M. Annibale

cc Wendy Law, Deputy City Manager, Legal and Administrative Services and City Solicitor  
cc Haiqing Xu, Deputy City Manager, Planning and Growth Management



**C39**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 27**

**DATE:** June 22, 2022

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager, Infrastructure Development

**RE:** Communication – Council – June 28, 2022  
Report #27, Item #27  
**Parkland Dedication By-Law – 168-2022**

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**Purpose**

To provide the revised Parkland Dedication By-law.

**Background**

At Committee of the Whole (1) – June 7, 2022 (report #27, agenda Item #27), the revised draft Parkland Dedication By-Law was presented to the Committee of the Whole. The committee deferred the matter to the Council meeting of June 28, 2022.

Based on Committee instructions and comments, staff updated the draft Parkland Dedication By-law appended as Attachment 1 (with 6 proposed revisions highlighted). The updated by-law recommended for enactment includes the following amendments:

- 1- Adding language under Section 1(1)(dd) definition of “Strata park”:

“and underground storm water facilities”.

- 2- Revising language under Section 3(2) to:

“The *City* will accept the following encumbered lands at a full (100%) credit towards satisfying the parkland dedication requirements for a *development or redevelopment*:

- a) *Strata parks*.
- b) Land encumbered by underground storm water facilities, utility corridors, and other publicly owned infrastructure.
- c) Land that forms part of the Natural Heritage Network and associated buffers.
- d) Land encumbered by floodplains.

- e) Land encumbered by sustainability features.
- f) Land within the Greenbelt or Oak Ridges Moraine.

3- Revising language under Section 3(4) to:

“Through the development approval process, *City Council* may choose to accept land proposed as a *privately owned public space* at full (100%) credit towards satisfying the parkland dedication requirements for a *development* or *redevelopment*. Consideration and provision of parkland credits for a *privately owned public space* shall require the owner to enter into an agreement with the City providing that the *privately owned public space*,

- a) is designed, developed and maintained to City standards;
- b) is open and accessible to the public at all times; and
- c) meets any further applicable criteria in the *City’s Official Plan* or *Secondary Plan*.

4- Adding language under Section 3(5):

“Notwithstanding sections 3(2) and 3(4),”

5- Revising language under Section 3(6) to:

“Where on-site land dedication is not feasible, through the development approval process, *City Council* may accept off-site land dedication it considers suitable towards meeting the overall parkland dedication requirement for a *development* or *redevelopment*.”

6- Revising language under Section 7(2) to:

“This By-law does not frustrate or supersede the terms of any executed agreement on the conveyance of land or payment-lieu for parkland dedication between an *owner* and the City.”

**Attachment**

1. Attachment 1: Parkland Dedication By-law (amendments highlighted)

Respectfully submitted,



Vince Musacchio  
Deputy City Manager,  
Infrastructure Development



# **THE CITY OF VAUGHAN**

# **BY-LAW**

## **BY-LAW NUMBER XXX-2022**

**A By-law to require the conveyance of land and payment-in-lieu thereof for park or other public recreational purposes in the City of Vaughan repealing and replacing By-laws 139-90, 205-2012 and 007-2018.**

**WHEREAS** section 42 of the *Planning Act*, RSO 1990, c P.13, as amended, authorizes local municipalities to pass By-laws requiring that land or payment-in-lieu thereof be conveyed to the local municipality as a condition of development or redevelopment of land;

**AND WHEREAS** the Council of the Corporation of the City of Vaughan wishes to use this authority to further the acquisition of lands and payment-in-lieu for park and other public recreational purposes;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

### **Section 1 – Definitions and Applicability**

#### **1(1) DEFINITIONS**

In this By-law:

- a) **“Act”** means the *Planning Act*, RSO 1990, c P.13 as amended.
- b) **“accessory”** means incidental, subordinate, and devoted exclusively to a principal use, *building* or *structure*.
- c) **“additional residential unit”** means a self-contained *residential unit* with full kitchen and bathroom facilities within or as an *accessory* to an existing *residential unit* such as a basement apartment or secondary suite. For the purposes of this By-law, a standalone *residential unit* that is detached from an existing *residential unit* within the same lot is not to be considered an *additional residential unit*.
- d) **“apartment building”** means a residential *building*, or the *residential use* portion of a mixed-use building, other than a *townhouse* containing four or

more *residential units* each of which shall have access to above grade common halls, stairs, elevators, and yards.

- e) **“building”** means a fully enclosed *structure*, whether temporary or permanent, used or erected for shelter, accommodation or enclosure of persons, animals, materials or equipment, but does not include a house trailer or mobile home.
- f) **“building permit”** means a permit issued under the *Building Code Act, 1992*, SO 1992, c 23 which permits the construction of a *building* or *structure*, or which permits the construction of the foundation of a *building* or *structure*.
- g) **“City”** means The Corporation of the City of Vaughan.
- h) **“commercial purpose”** means the use of the land, *structure* or *building* for the purpose of buying and selling commodities or supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction.
- i) **“development”** means the construction, erection or placing of one or more *buildings* or *structures* on land or the making of an addition or alteration to a *building* or *structure* that has the effect of substantially increasing the size or useability thereof, or the laying out and establishment of a commercial parking lot.
- j) **“duplex”** means a *building* comprising, by horizontal division, two *residential units*, each of which has a separate entrance to grade.
- k) **“gross floor area”** means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bicycle parking within a building.
- l) **“multiple unit building”** means where the development consists of multiple *residential units* within buildings that are not included in the definition of *single detached residential*, or *semi-detached residential*, or *townhouse*. For clarity “multiple unit building” includes *stacked townhouse*, *semi-detached duplex*, *triplex*, *semi-detached triplex*, and *apartment building*.

- m) “home occupation”** means an occupation permitted in a *residential unit* and which,
- i. is clearly secondary to the use of the *residential unit*;
  - ii. does not change the external character of the *residential unit*; and
  - iii. does not create or become a public nuisance, with respect to noise, traffic, or parking.
- n) “industrial purpose”** means the use of land, *building* or *structure* for the construction, warehousing, manufacturing, processing or assembly of materials to finished products or byproducts, including the storage of such materials and products.
- o) “institutional purpose”** means the use of any land, *building* or *structure* by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds.
- p) “owner”** means the owner of the land to be developed or redeveloped including the person who has made under lawful authority the *development* or *redevelopment* application for which parkland dedication requirements are imposed by this By-law.
- q) “mixed-use development”** means a *building* or *structure* containing a residential and non-*residential use* other than a *home occupation*.
- r) “place of worship”** means gatherings of a religious or faith-based organization for spiritual purposes.
- s) “privately owned public space”** means open space that is privately owned and maintained but is a publicly accessible space complementing public parks or offering other public programming purposes secured by an easement with the *City*.
- t) “redevelopment”** means construction, erection or placing of one or more *buildings* or *structures* on land where all or part of a *building* or *structure* has previously been demolished on such land or changing the use from a residential to non-*residential use* or from a non-residential to *residential use* or from one form of *residential use* to another form of *residential use*.

- u) **“residential purpose”** and **“residential use”** both mean the use of land, *buildings* or *structures* for human habitation.
- v) **“residential unit”** means one or more habitable rooms designed, occupied, or intended to be occupied as living quarters as a self-contained unit and shall, at a minimum, contain sanitary facilities, accommodation for sleeping and a kitchen.
- w) **“semi-detached duplex”** means one of a pair of attached *duplexes*, each *duplex* divided vertically from the other by a party wall.
- x) **“semi-detached residential”** means a *building* divided vertically into two *residential units*.
- y) **“semi-detached triplex”** means one of a pair of *triplexes* divided vertically one from the other by a party wall.
- z) **“single detached residential”** means a *building* consisting of one *residential unit* that is not attached to another *structure* above grade.
- aa) **“stacked townhouse”** means a building, other than a *townhouse* or *apartment building*, containing at least three *residential units*, each *residential unit* being separated from the other vertically and/or horizontally, and each *residential unit* having an entrance to grade shared with no more than three other units.
- bb) **“stand-alone residential addition”** means a second *residential unit* that is detached from an existing *residential unit* within the same lot.
- cc) **“structure”** means anything constructed or erected and is fixed to or supported by the ground or attached to another structure that is fixed to or supported by the ground.
- dd) **“strata park”** means City-owned parkland in the form of a publicly accessible open space located on top of *structures*, including but not limited to parking garages and *underground storm water facilities*. The strata component of this definition refers to the horizontal delineation of legal ownership as described in the *Condominium Act, 1998*, SO 1998, c 19.

**ee) “townhouse”** means a *building*, up to three storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached *residential units*.

**ff) “temporary building or structure”** means a temporary use permitted under a *City* zoning By-law enacted per section 34 of the *Act*.

**gg) “triplex”** means a *building* comprising three *residential units*, each of which has a separate entrance to grade.

**1(2)** This By-law applies to all lands within the corporate limits of the *City*.

## **Section 2 – Land Dedication Requirement**

**2(1)** As a condition of *development* or *redevelopment* of lands in the *City*, Council hereby requires that land be conveyed to the *City* for park or other public recreational purposes such that:

- a)** In the case of land proposed for *development* or *redevelopment* for a *commercial purpose* or an *industrial purpose*, two percent (2%) of the said lands shall be conveyed.
- b)** In the case of lands proposed for *development* or *redevelopment* for a *residential purpose*, which includes residential portions of a *mixed-use development*, or other purpose not mentioned in section 2(1)a), five percent (5%) of the lands shall be conveyed.
- c)** In the case of a *mixed-use development* or *redevelopment* where the non-residential *gross floor area* represents equal to or less than twenty percent (20%) of the total *gross floor area*, no parkland dedication shall be imposed on the non-residential portion.
- d)** As an alternative to requiring the conveyance provided for in section 2(1)b), in case of lands proposed for *development* or *redevelopment* for a *residential purpose*, the *City* may elect that land be conveyed at a rate of one (1) hectare for each three hundred (300) *residential units* proposed.

**2(2)** Where a single parcel of land is proposed for *development* or *redevelopment* for purposes referred to in both sections 2(1)a) and 2(1)b), the respective parkland dedication rates shall be applied in the same proportion as the *gross floor area*

for section 2(1)a) purposes relative to the *gross floor area* for section 2(1)b) purposes.

- 2(3)** Notwithstanding any other sections in this By-law and subject to any applicable restrictions provided by the *Act*, the *City* may determine at its sole discretion,
- a)** the location, configuration and encumbrances of land required for conveyance; and
  - b)** when payment-in-lieu of land conveyance or a combination of payment and land are acceptable.

### **Section 3 – Lands Acceptable for Conveyance and Parkland Credits**

- 3(1)** The *City* requires lands that fully meet the *City's* requirements for parklands, which can include passive recreation uses. Such lands accepted by the *City* for dedication shall receive full **(100%)** credit towards satisfying the parkland dedication requirements for a *development* or *redevelopment*.
- 3(2)** The *City* **will** accept the following encumbered lands at a full **(100%)** credit towards satisfying the parkland dedication requirements for a *development* or *redevelopment*.
- a)** *Strata parks*.
  - b)** Land encumbered by underground storm water facilities, utility corridors, and other publicly owned infrastructure.
  - c)** Land that forms part of the Natural Heritage Network and associated buffers.
  - d)** Land encumbered by floodplains.
  - e)** Land encumbered by sustainability features.
  - f)** Land within the Greenbelt or Oak Ridges Moraine.
- 3(3)** Consideration and provision of parkland credits for the encumbered lands provided in section 3(2) shall require the *owner* to enter into an agreement with the *City* for dedication of land that,
- a)** is permit-ready for active and/or passive park programming;
  - b)** is designed and developable to *City* standards;
  - c)** does not prohibit or restrict public programming;
  - d)** will be open and accessible to the public at all times;

- e) meets any further applicable criteria in the *City's* Official Plan or  
Secondary Plan; and
  - f) meets requirements of the Greenbelt or the Oak Ridges Moraine policies  
where applicable.
- 3(4) Through the development approval process, *City Council* may choose to accept land proposed as a *privately owned public space* at full (100%) credit towards satisfying the parkland dedication requirements for a *development* or *redevelopment*. Consideration and provision of parkland credits for a *privately owned public space* shall require the *owner* to enter into an agreement with the *City* providing that the *privately owned public space*,
- a) is designed, developed and maintained to *City* standards;
  - b) is open and accessible to the public at all times; and
  - c) meets any further applicable criteria in the *City's* Official Plan or  
Secondary Plan.
- 3(5) Notwithstanding sections 3(2) and 3(4), lands not acceptable for parkland dedication and any credit are the following:
- a) Lands with poor drainage, erosion issues, extreme slopes and other  
adverse physical conditions.
  - b) Lands required to accommodate open storm water management facilities.
  - c) Lands deemed by the *City* to be contaminated in any way.
  - d) Lands that prohibit or restrict public programming.
- 3(6) Where on-site land dedication is not feasible, through the development approval process, *City Council* may accept off-site land dedication it considers suitable towards meeting the overall parkland dedication requirement for a *development* or *redevelopment*.

#### **Section 4 – Payment-in-Lieu of Parkland Dedication**

- 4(1) Despite section 2(1), the *City* may elect, in its sole discretion, for a payment-in-lieu including where no reasonable prospect for land dedication exists including, but not limited to,
- a) where land conveyance would render the remaining portion of the subject  
lands unsuitable or impractical for *development* or *redevelopment*;



- b) where the amount of land conveyance does not meet the *City's* Official Plan definitions of parklands or provide a parkland configuration acceptable to the *City*; or
- c) where existing parks and other recreational spaces are available and deemed sufficient by the *City* to accommodate further *development* or *redevelopment*.
- 4(2) Calculations of payments-in-lieu shall be net of the value of any land conveyance made towards the overall parkland dedication requirement for a *development* or *redevelopment*.
- 4(3) Subject to section 4(4), the amount of payment-in-lieu shall be the value of the land otherwise required to be conveyed.
- 4(4) A payment-in-lieu for a *multiple unit building development* or *redevelopment* shall be the lesser of,
- a) the value of land using a rate of one hectare for each five hundred (500) *residential units* based on the subject site land value; or
- b) a payment calculated by multiplying the number of *residential units* for the *residential purpose* with the applicable unit rate of,
- i. **\$11,300** per unit on the day this By-law comes into full force and effect;
- ii. **\$15,050** per unit effective March 1, 2023;
- iii. **\$20,050** per unit effective March 1, 2024;
- iv. **\$27,994** per unit effective March 1, 2025; and
- v. subject to a **4.25%** increase on each one-year anniversary after March 1, 2025 without amendment to this By-law.
- 4(5) A payment-in-lieu for a *stand-alone residential addition* shall be a set rate payment of,
- a) **\$1,356** per unit on the day this By-law comes into full force and effect;
- b) **\$1,806** per unit effective March 1, 2023;
- c) **\$2,406** per unit effective March 1, 2024;
- d) **\$3,359** per unit effective March 1, 2025; and

- e) subject to a **4.25%** increase on each one-year anniversary after March 1, 2025 without amendment to this By-law.
- 4(6)** While the *City* may rely on other appraisal information to determine the value of the land for payment-in-lieu, where payment-in-lieu is permitted and is not being calculated pursuant to section 4(4)b) or 4(5) the *owner* shall provide an appraisal to the *City* which shall,
- a) be obtained by the *owner* at their sole expense;
  - b) be conducted by a certified professional appraiser designated as an Accredited Appraiser by the Appraisal Institute of Canada with experience appraising all types of real property;
  - c) state the criteria used to determine the value presented in the appraisal; and
  - d) cannot be accepted by the *City* if the appraisal date is more than one (1) year prior to the valuation date.
- 4(7)** The valuation date of land value for payment-in-lieu, including determining what unit rate shall apply under section 4(4)b), shall be the day before the day the required first *building permit* is issued for the *development* or *redevelopment*.

### **Section 5 – When Additional Parkland Dedication is Required**

- 5(1)** No additional land conveyances or payment-in-lieu shall be required for subject lands for which a previous parkland dedication land conveyance or payment-in-lieu was made unless,
- a) there is an increase in the number of *residential units* (excluding *additional residential units*) that generates additional dedication requirements;
  - b) there is additional land area added to the *development* or *redevelopment* that generates additional dedication requirements; or
  - c) land or *buildings* originally proposed for *development* or *redevelopment* for a *commercial purpose* or *industrial purpose* are now proposed to be used for *residential purposes*.
- 5(2)** If additional land or payment-in-lieu is required, the land conveyed and accepted as parkland dedication at the time and/or payment-in-lieu already given for

parkland dedication by the subject lands shall be factored into the determination of the additional contribution.

## **Section 6 – Exemptions, Payment Deadlines and Other Administration**

- 6(1)** This By-law may be referred to as the “Parkland Dedication By-law”.
- 6(2)** Notwithstanding any other sections in this By-law, no parkland dedication is required for the following exempt categories:
- a)** *Development or redevelopment as a place of worship.*
  - b)** *Development or redevelopment of land, buildings or structures that is a long-term care home as defined by the Long-Term Care Homes Act, 2007, SO 2007, c 8 or other residential hospices that receive government funding for their nursing services.*
  - c)** *Development or redevelopment of land, buildings or structures for affordable housing per the definition in the Provincial Policy Statement issued under section 3 of the Act.*
  - d)** *Development or redevelopment of land being undertaken by a not-for-profit organization.*
  - e)** *Development or redevelopment of land, buildings or structures owned by and used for the purposes of the City or Corporation of the Region of York.*
  - f)** *Development or redevelopment of land, buildings or structures owned by and used for the purposes of a Board of Education, a university or a school as defined in the Education Act, RSO 1990, c E.2 or a college established under the Ontario Colleges of Applied Arts and Technology Act, 2002, SO 2002, c 8, Sched F.*
  - g)** *Development or redevelopment of land, buildings or structures owned and used by the Cortellucci Vaughan Hospital.*
  - h)** Replacement of any *building* that is a direct result of destruction due to fire or other cause demonstrably beyond the control of the *owner*, provided that no intensification or change in use is proposed, including but not limited to an increase in total *residential unit* count.

- i) The enlargement of an existing single detached or semi-detached *residential unit*.
  - j) *Additional residential units* up to a maximum of five units.
  - k) Enlargement of an existing *commercial purpose, industrial purpose* or *institutional purpose building* or *structure* where the size of the subject site is unchanged.
  - l) *Temporary buildings or structures*.
- 6(3) When parkland dedication is required, title to any land and payment-in-lieu shall be received by the *City*,
- a) according to the specific payment conditions for the *development* or *redevelopment*, or
  - b) in all other cases prior to the issuance of a *building permit* or, if more than one *building permit* is required, the day before the day the first permit is issued.
- 6(4) All payment-in-lieu received by the *City* under this By-law shall be remitted into the Parkland Reserve Fund.
- 6(5) In administering the Parkland Reserve Fund, the *City* shall,
- a) maintain records of all remittances and expenditures from the fund;
  - b) invest fund money in securities as permitted by the *Municipal Act, 2001*, SO 2001, c 25 with any earnings returned to the fund; and
  - c) issue publicly available reports on the fund in a frequency and format as prescribed by the *Act*.
- 6(6) Should any section or part of a section of this By-law be determined by a court or tribunal of competent jurisdiction to be invalid or of no force and effect, that section or part shall be severable and the remainder of this By-law will continue to operate in full force and effect.

## **Section 7 – Coming Into Force and Transition**

- 7(1) This By-law comes into full force and effect on September 18, 2022 and previous By-laws 139-90, 205-2012, and 007-2018 are repealed on that date.

- 7(2)** This By-law does not frustrate or supersede the terms of any **executed** agreement on the conveyance of land or payment-lieu for parkland dedication between an *owner* and the *City*.

Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 27 of Report No. \_\_\_\_  
of the Committee of the Whole (1)  
Adopted by Vaughan City Council on  
June 28, 2022

**C40**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 20 &**  
**CW (CS) - Report No. 31, Item 12**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] 2109179 Ontario Inc. Zoning By-law Amendment (Temporary Use) File Z.20.018 Site Development File DA.20.029 3501 King- Vaughan Road Vicinity of King-Vaughan Road and Highway 400  
**Date:** June-27-22 9:05:44 AM

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**From:** Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>  
**Sent:** Saturday, June 25, 2022 11:54 AM  
**To:** Clerks@vaughan.ca; Council@vaughan.ca  
**Cc:** Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>  
**Subject:** [External] 2109179 Ontario Inc. Zoning By-law Amendment (Temporary Use) File Z.20.018 Site Development File DA.20.029 3501 King- Vaughan Road Vicinity of King-Vaughan Road and Highway 400

June 25, 2022

Re: 2109179 Ontario Inc. Zoning By-law Amendment (Temporary Use) File Z.20.018 Site Development File DA.20.029 3501 King- Vaughan Road Vicinity of King-Vaughan Road and Highway 400

Mayor, Regional Councillors, Councillors:

We are asking that you:

- A) Ratify Councillor Iafrate's motion made on June 7, 2022, to refuse the application and not support continued temporary use and expansion of the operation
- B) Set enforceable decommission date such as 2 months
- C) Make sure there is recorded vote

Robert A. Kenedy, PhD  
President of the MacKenzie Ridge Ratepayers Association  
Associate Professor  
Department of Sociology  
238 McLaughlin College  
York University  
4700 Keele Street  
Toronto, Ontario M3J 1P3  
CANADA  
[rkenedy@yorku.ca](mailto:rkenedy@yorku.ca)  
416 736-2100 ext. 77458  
FAX 416 736-5715

**C41**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 38**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Please post this communication for the June 28th 1pm council meeting.  
**Date:** June-27-22 9:05:56 AM

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**From:** HP [REDACTED]  
**Sent:** Saturday, June 25, 2022 1:42 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Please post this communication for the June 28th 1pm council meeting.

This is my response to the virtual verbal deputation by Harvey Korman made at the June 21<sup>st</sup> 1pm meeting including the ensuing discussion which I was not allowed to be a part of. And because Mr. Korman spoke right after my verbal deputation made live in council chambers I was not able to offer a rebuttal in my verbal deputation.

Thornhill Community Hockey League (TCHL) is a Markham (non Vaughan) CSO that receives extra ice allocation in Markham. So for the following reasons TCHL should not receive ice permits in Vaughan L4J (Thornhill) arenas.

- TCHL which is not to be confused with Thornhill-Carrville Hockey School (TCHS) is a Vaughan CSO and TCHS does not get ice allocation in Markham nor any other municipality outside of Vaughan.
- TCHL is a Markham CSO which not only gets ice allocation for Markham residents in their programs but also for Vaughan L4J (Thornhill on the Vaughan side) members. No other Markham CSO has this benefit.
- While Thornhill Figure Skating Club (TFSC) gets ice both sides of Thornhill they do NOT receive extra ice allocation in Markham for Vaughan L4J residents and thereby are not double dipping in ice allocation across municipalities.
- Thornhill Baseball Club and Kleinberg Nobleton Soccer Club are two Vaughan CSOs that receive permits in neighbouring jurisdiction in addition to Vaughan but are not double dipping in baseball field allocations.
- The president of TCHL is Julian Herzberg (not Harvey Korman) and Mr. Herzberg did not make a deputation on behalf of TCHL in seeking a resolution with CVHA or CoV recreation services to get ice allocation in Vaughan for TCHL.

Thereby, TCHL should **not** receive ice time in Vaughan as it would allow them to double dip on ice times for L4J residents. So, I Hiten Patel on behalf of TCHS (Vaughan CSO) reject Mr. Korman's position that TCHL should get ice in Vaughan arenas Rosemount and Garnet Williams Arenas. This would take away potential ice time availability that should be afforded to TCHS.



On this point I agree with CVHA but Vaughan does need to have at least three districts for house league hockey to align with best practices by other municipalities across the GTA. This was stated in my communication C19 posted for June 21st meeting.

Sincerely,  
Hiten Patel  
Thornhill Woods Drive

**C42**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 19 &**  
**CW (CS) - Report No. 31, Item 14**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pine Grove Road.  
**Date:** June-27-22 9:07:04 AM

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**From:** Christopher Pinto [REDACTED]  
**Sent:** Sunday, June 26, 2022 8:33 PM  
**To:** [REDACTED]; Tony Carella <Tony.Carella@vaughan.ca>; 'Rosemarie Humphries' (rhumphries@humphriesplanning.com) <rhumphries@humphriesplanning.com>; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; [REDACTED]; Mark Antoine <Mark.Antoine@vaughan.ca>; [REDACTED]; Anthony Guglielmi <anthonyg@enervac.com>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Francesca Mancuso <[REDACTED]>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; [REDACTED]; Michael Cortellucci <michael@pristinehomes.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; [REDACTED]; hamedeh.razavi@trca.ca; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Ali Zad [REDACTED]; [REDACTED]; Clerks@vaughan.ca  
**Subject:** [External] Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pine Grove Road.

Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pine Grove Road.

To Regional and Ward Council Members,

We are directing Tony Carella, our Ward Councilor, to motion for a deferral on the application listed above at the Council Meeting scheduled for Tuesday June 28<sup>th</sup>, 2022. The deferral request is to be until the end of September 2022.

To all our elected municipal and regional members, please be aware that we, your constituents, are relying on your support and request that you also vote in favour of the deferral on this application.

Further to the above we, the Board of YRSCC 1044, would also like to go on record to voice our opposition to the proposal application. We are directing council to vote against this development proposal, as it currently reads. This is on the basis that we were not provided any notice of changes made to this application as well as we did not receive notification that there was a Committee of the Whole2 meeting

held on Tuesday June 21, 2022. Without properly being notified, we were unable to submit our objections and concerns. We did not have the opportunity to review the revised proposal, nor did we have the chance to ask any questions to City Staff or Council.

Finally, please have the City Clerk's office keep our Board informed of all information pertaining to this application as well as any other additional development application within 500 metres of our area.

Sincerely,

Christopher Pinto

Secretary, YRSCC 1044

**C43**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 19 &**  
**CW (CS) - Report No. 31, Item 14**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] On behalf of Cvetka Zoldos-Antolin Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pin  
**Date:** June-27-22 9:11:24 AM  
**Attachments:** [Cvetka Zoldos - Antolin.pdf](#)

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**From:** Paul Antolin [REDACTED] >

**Sent:** Monday, June 27, 2022 7:36 AM

**To:** Lucy Cardile <Lucy.Cardile@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; michael@pristinehomes.ca; rhumphries@humphriesplanning.com; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; hamedeh.razavi@trca.ca; Clerks@vaughan.ca

**Subject:** [External] On behalf of Cvetka Zoldos-Antolin Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pine...

To Regional and Ward Council Members,

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To all our elected municipal and regional members, please be aware that we, your constituents, are relying on your support and request that you also vote in favour of the deferral on this application.

Further to the above we, the Board of YRSCC 1044, would also like to go on record to voice our opposition to the proposal application. We are directing council to vote against this development proposal, as it currently reads. This is on the basis that we were not provided any notice of changes made to this application as well as we did not receive notification that there was a Committee of the Whole meeting held on Tuesday June 21, 2022. Without properly being notified, we were unable to submit our objections and concerns. We did not have the opportunity to review the revised proposal, nor did we have the chance to ask any questions to City Staff or Council.

Finally, please have the City Clerk's office keep our Board informed of all information pertaining to this application as well as any other additional development application within 500 metres of our area.

Paul Antolin

Tel: [REDACTED]  
Fax: [REDACTED]



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[www.testyourlimits.ca](http://www.testyourlimits.ca)

Cvetka Zoldos - Antolin

Woodbridge, ON

Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349, 8353, and 8359 Islington Avenue Vicinity Of Islington Avenue.

To Regional and Ward Council Members,

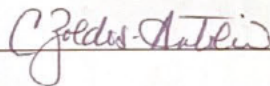
We are directing Tony Carella, our Ward Councilor, to motion for a deferral on the application listed above at the Council Meeting scheduled for Tuesday June 28<sup>th</sup>, 2022. The deferral request is to be until the end of September 2022.

To all our elected municipal and regional members, please be aware that we, your constituents, are relying on your support and request that you also vote in favour of the deferral on this application.

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Finally, please have the City Clerk's office keep our Board informed of all information pertaining to this application as well as any other additional development application within 500 metres of our area.

Signed



Date 27 June 2022

**C44**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 19 &**  
**CW (CS) - Report No. 31, Item 14**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pine Grove Road.  
**Date:** June-27-22 9:11:49 AM  
**Attachments:** [Paul Antolin.pdf](#)

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**From:** Paul Antolin [REDACTED]

**Sent:** Monday, June 27, 2022 7:33 AM

**To:** Lucy Cardile <Lucy.Cardile@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; michael@pristinehomes.ca; rhumphries@humphriesplanning.com; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; hamedeh.razavi@trca.ca; Clerks@vaughan.ca

**Subject:** [External] Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue And Pine Grove Road.

To Regional and Ward Council Members,

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To all our elected municipal and regional members, please be aware that we, your constituents, are relying on your support and request that you also vote in favour of the deferral on this application.

Further to the above we, the Board of YRSCC 1044, would also like to go on record to voice our opposition to the proposal application. We are directing council to vote against this development proposal, as it currently reads. This is on the basis that we were not provided any notice of changes made to this application as well as we did not receive notification that there was a Committee of the Whole meeting held on Tuesday June 21, 2022. Without properly being notified, we were unable to submit our objections and concerns. We did not have the opportunity to review the revised proposal, nor did we have the chance to ask any questions to City Staff or Council.

Finally, please have the City Clerk's office keep our Board informed of all information pertaining to this application as well as any other additional development application within 500 metres of our area.

Paul Antolin

Tel: [REDACTED]

Fax: [REDACTED]

[REDACTED]



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[www.beadonor.ca](http://www.beadonor.ca)

[www.testyourlimits.ca](http://www.testyourlimits.ca)

Paul Antolin

Woodbridge, ON

Re: Pristine Homes (Pine Grove) Inc. Official Plan Amendment File OP.20.004 Zoning By-Law Amendment File Z.20.011-8337, 8341, 8345, 8349,8353, and 8359 Islington Avenue Vicinity Of Islington Avenue.

To Regional and Ward Council Members,

We are directing Tony Carella, our Ward Councilor, to motion for a deferral on the application listed above at the Council Meeting scheduled for Tuesday June 28<sup>th</sup>, 2022. The deferral request is to be until the end of September 2022.

To all our elected municipal and regional members, please be aware that we, your constituents, are relying on your support and request that you also vote in favour of the deferral on this application.

Further to the above we, the Board of YRSCC 1044, would also like to go on record to voice our opposition to the proposal application. We are directing council to vote against this development proposal, as it currently reads. This is on the basis that we were not provided any notice of changes made to this application as well as we did not receive notification that there was a Committee of the Whole<sup>2</sup> meeting held on Tuesday June 21, 2022. Without properly being notified, we were unable to submit our objections and concerns. We did not have the opportunity to review the revised proposal, nor did we have the chance to ask any questions to City Staff or Council.

Finally, please have the City Clerk's office keep our Board informed of all information pertaining to this application as well as any other additional development application within 500 metres of our area.

Signed



Date 27 June 2022



**C45**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 4**

**DATE: June 27, 2022**

**TO: Mayor and Members Of Council**

**FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management**

**RE: COMMUNICATION – COUNCIL, JUNE 28, 2022**

**ITEM NO 4., REPORT NO. 27**

**VAUGHAN NW RR PROPCO LP  
OFFICIAL PLAN AMENDMENT FILE OP.20.008  
ZONING BY-LAW AMENDMENT FILE Z.20.016  
SITE DEVELOPMENT FILE DA.20.022  
NORTHEAST CORNER OF MAJOR MACKENZIE DRIVE WEST AND  
WESTON ROAD**

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## **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT the site-specific zoning exceptions identified in Table 2 of Item No. 4, Report No. 27 of the June 7 Committee of the Whole be amended to include the following exceptions:
  - i) A minimum Interior Side Yard Setback of 3 m from the building to the southerly lot line (Phase 1), whereas 18.75 m is required for Wing A and 22 m is required for Wing B;
  - ii) A minimum Interior Side Yard Setback of 14.1 m from the building to the northerly lot line (Phase 1) and 12.3 m from the outer edge of the balcony to the northerly lot line (Phase 1), whereas 18.75 m is required for Wing A and 22 m is required for Wing B;
  - iii) A minimum Interior Side Yard Setback of 16.9 m from Building C (Phase 2) to the northerly lot line, whereas 22 m is required; and
  - iv) A minimum Front Yard Setback (Weston Road) of 3.8 m from Building C (Phase 2) be deleted and replaced with a Minimum Front Yard Setback (Weston Road) of 2.8 m from Building C (Phase 2), whereas 7.5 m is required.

2. THAT in accordance with Subsection 34(17) of the *Planning Act*, Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the zoning by-law for Zoning By-law Amendment File Z.20.016, notwithstanding that changes were made to the by-law after the holding of the statutory public meeting on October 6, 2020.

## **Background**

The Committee of the Whole, on June 7, 2022, recommended approval of Official Plan Amendment File OP.20.008, Zoning by-law Amendment File Z.20.016, and Site Development File DA.20.022 (the 'Applications') for the subject lands (the 'Subject Lands') located at the northeast corner of Major Mackenzie Drive West and Weston Road. The development contains two phases:

- Phase 1 is for a 10 and 12-storey Seniors Supportive Building connected by a 5-storey building; and
- Phase 2 is for three (3) apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings measuring 6 to 12-storeys and 12 storeys respectively.

A Consent Application (File B010/22) has been submitted to facilitate the severance of the Subject Lands into the Phase 1 and 2 lands.

Upon further review of the plans submitted in support of the Applications, the following additional exceptions were identified:

- An additional exception for the interior side yard setback for the Phase 1 building to the future south property line as a result of Consent File B010/22. The required Minimum Interior Side Yard setback in Zoning By-law 1-88 is 18.75 m for Wing A and 22 m for Wing B; whereas, a minimum interior side yard setback of 3 m is proposed. An 18.75 and 22 m setback requirement is identified here, rather than the 4.5 m setback requirement in the staff report due to a difference in interpretation of how this requirement is to be applied by the Building Standards Department. Out of an abundance of caution, the stricter of the two interpretations is being applied here. The Development Planning Department can support this exception, as there is no physical barrier proposed between the Phase 1 and 2 lands to distinguish the two properties, thereby mitigating any visual impact of the reduced interior side yard setback. In addition, no changes to the building layout and footprint are proposed as a result of the new zoning requirements. Accordingly, the site plan shown on Attachment 3 of Item 4, Report No. 27 remains unchanged.
- Additional exceptions for the interior side yard setbacks for the Phase 1 building (14.1 m) and uncovered balconies (12.3 m) to the north property line and for the interior side yard setback for Building C in Phase 2 (16.9 m) to the north property line is also required as a result of the aforementioned interpretation. The

Development Planning Department can support these exceptions as they are considered minor exceptions from the minimum interior side yard setback requirement. In addition, no changes to the building layout and footprint are proposed as a result of the new zoning requirements. Accordingly, the site plan shown on Attachment 3 of Item 4, Report No. 27 remains unchanged.

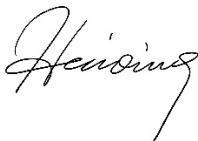
- An amendment is required to the Minimum Front Yard setback from Building C in Phase 2 to Weston Road to correct a typo. The Minimum Front Yard Setback was erroneously identified as 3.8 m under Section a. in Table 2 of the Technical Report; however, the correct setback is 2.8 m. The Development Planning Department can support this exception as this setback is measured from the narrowest distance from the building to the front lot line, increasing in setback width along the front yard between Building 'C' and Weston Road from this pinch point.

## **Conclusion**

The Development Planning Department supports the exceptions identified above and have included them into the implementing Zoning By-law being considered by Council on June 28, 2022, for approval.

For more information, contact Letizia D'Addario, Senior Planner, Development Planning ext. 8213.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

File No.: 8005.2-22

June 27, 2022

**Via Email:** [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); [clerks@vaughan.ca](mailto:clerks@vaughan.ca); [lucy.cardile@vaughan.ca](mailto:lucy.cardile@vaughan.ca);  
[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); [gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca); [linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca);  
[nancy.tuckett@vaughan.ca](mailto:nancy.tuckett@vaughan.ca); [christopher.consentino@vaughan.ca](mailto:christopher.consentino@vaughan.ca);  
[mark.antoine@vaughan.ca](mailto:mark.antoine@vaughan.ca); [haiqing.xu@vaughan.ca](mailto:haiqing.xu@vaughan.ca);  
[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca); [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca);  
[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca); [alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca);

City of Vaughan  
Vaughan City Hall  
2141 Major Mackenzie Dr W  
Vaughan, ON L6A 1T1

**Attention:** Tony Carella, Lucy Cardile, Mario Ferri, Gino Rosati, Linda Jackson, Nancy Tuckett, Christopher Consentino, Mark Antoine, Haiqing Xu, Marilyn Iafrate, Rosanna Defrancesca, Sandra Racco, and Alan Shefman

Dear Sirs/Mesdames:

**Re: York Region Common Elements Condominium Corporation N0. 1320 and  
Pristine Homes (Pine Grove) Inc.  
Official Plan Amendment File: OP.20.004  
Zoning By-Law Amendment File: Z.20.011  
8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Vicinity of Islington Avenue and Pine Grove Road  
Council Meeting on June 28, 2022**

We are the lawyers for York Region Common Elements Condominium Corporation No. 1320 ("YRCECC 1320"). We are writing to you with respect to the upcoming council meeting scheduled on June 28, 2022 and to request an adjournment of any approval or discussion relating to this matter.

We understand that Pristine Homes (Pine Grove) Inc. intends to build a residential apartment building on the lands adjacent to YRCECC 1320's lands and is seeking a zoning by-law amendment and an access easement over YRCECC 1320's common element road, among other things.

A City of Vaughan Council Meeting (closed to the public) has been scheduled on Tuesday June 28, 2022 regarding this matter, among other things.

In considering this matter at the upcoming meeting, we ask that you take the following into consideration.

Following the working group discussion meeting held virtually on November 24, 2020 with respect to this matter, YRCECC 1320 and the nearby property owners/ residents did NOT receive any communications from Pristine Homes (Pine Grove) Inc., Humphries Planning Group Inc., the City of Vaughan or any of their respective representatives with respect to this matter.

On June 16, 2022, Councilor Tony Carella invited Stephen Tsui, a member of the board of directors of YRCECC 1320, and other concerned residents to the Committee of the Whole Meeting scheduled for June 21, 2022. This was the first time, after almost two years, that YRCECC 1320 became aware of the status of this application and the proposed zoning amendment and the request to secure an access easement by Pristine Homes (Pine Grove) Inc.

Given the short notice of the June 21, 2022 meeting, YRCECC 1320, and the owners of parcels of tied land, did not have sufficient time to obtain legal and planning advice regarding this matter.

Our client was pleased that this matter was adjourned at the June 21, 2022 meeting. However, our client was surprised and disappointed to learn that the matter was only adjourned to June 28, 2022.

As such, YRCECC 1320 requests that any approval or discussion relating to the proposed zoning by-law amendment and the access easement over YRCECC 1320's common element road be adjourned to at least September 2022 to allow YRCECC 1320 and concerned owners sufficient time to obtain proper legal and planning advice.

In addition, YRCECC 1320 requests that at least 30 days' notice be provided in advance of any upcoming meetings related to this application.

Yours very truly,

**HORLICK LEVITT DI LELLA LLP**



**Julia Lurye**

**cc:**

- Rosemarie Humphries at [rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)
- client



**C47**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (1) - Report No. 27, Item 20 &**  
**CW (CS) - Report No. 31, Item 12**

June 28<sup>th</sup> 2022

2109179 Ontario Inc. Zoning By-law Amendment (Temporary Use) File Z.20.018 Site Development File DA.20.029 3501 King- Vaughan Road Vicinity of King-Vaughan Road and Highway 400 (Referred)

Dear Mayor, Regional Councillors, Councillors;

I'm writing to ask:

- A) You ratify the motion made by Councillor lafrate, at the June 7<sup>th</sup>, 2022 meeting, to refuse the application. I ask you do not support continued temporary use & potential expansion of the operation.**
- B) For a recorded vote**

As a resident, I have the expectation that you do not accept this as what typically happens on the urban peripheral boundary. Regarding another matter discussed at CW (1) a comment (paraphrased) was made, it is not ideal to mix up Employment and Residential traffic. How is our area of Vaughan any different from another Community area in Vaughan? We all deserve the same considerations. I hope there is no change of heart from CW (1) June 7<sup>th</sup>, 2022 meeting and the Council meeting on June 28<sup>th</sup>, where the Public has no chance to speak.

From observations, to-date the current placement of the jersey barriers seem to have little effect preventing trucks of all sizes from making left turns out and right turns into the property. I've written and spoken about the impact on us as residents – noise, dust, particulate matter, diesel emissions and noise/dust from trucks shipping in materials and concrete trucks driving past our home.

As a resident, I look forward to being represented, I again ask:

- A) You ratify the motion made by Councillor lafrate, at the June 7<sup>th</sup>, 2022 meeting, to refuse the application. I ask you do not support continued temporary use & potential expansion of the operation.**
- C) For a recorded vote**

Kind regards,  
Alexandra Ney  
Resident of King Vaughan Road

**C48**  
**COMMUNICATION**  
**COUNCIL – June 28, 2022**  
**CW (2) - Report No. 30, Item 38**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Please include for June 28th meeting as a response to C25 (CVHA Communication)  
**Date:** June-27-22 11:28:23 AM

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**From:** HP [REDACTED]  
**Sent:** Monday, June 27, 2022 11:28 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Council@vaughan.ca  
**Subject:** [External] Please include for June 28th meeting as a response to C25 (CVHA Communication)

Dear Vaughan City Cleks,

I am responding to communication that was referenced by W4 councillor during June 21<sup>st</sup>, 1pm CW(2) meeting but was not available to the public until June 25<sup>th</sup> on city website.

**Response to Barry Harte of CVHA**

Barry Harte has not acknowledged in his C25 communication that my suggestion of creating three districts for house league all contained within borders of CoV is in the public interest instead choosing to provide irrelevant platitudes about CVHA's accomplishments. I also reject Gus Michaels comment that CVHA is a "thriving" organization on June 21<sup>st</sup> 1pm meeting. For further context please read below.

Hiten Patel response to C25 for June 28<sup>th</sup> from Barry Harte (representing CVHA) dated June 21<sup>st</sup> published June 25<sup>th</sup>

Barry Harte (BH): Having reviewed the submissions, I would like to address on behalf of the CVHA our history as CSO serving the City of Vaughan Residents and concerns over misleading representations submitted.

***Hiten Patel (HP): What exactly is misleading in communications C19 and C15?***

BH The CVHA was established in 1991 when the Associations of Maple, Thornhill and Woodbridge amalgamated coinciding with Vaughan becoming a city.

***HP: Vaughan's population more than tripled since 1991 to about 350,000 in 2022, it is important to have at least three districts for house league hockey in present day Vaughan. Amalgamation never meant to have one district or two districts. At least three districts are needed for such a high population fast approaching 400,000 well before end of this decade.***

BH Recognizing and responding to the needs of the city as a whole, establishing a constitution and democratic voting system for all of its representing executive board members, for which takes place at our Annual General meeting which is announced and

posted publicly. Ensuring full transparency and input from our membership.

***HP: When elections at 2023 AGM take place for President, who can challenge the seat? The constitution eliminates everyone but the three VPs who can challenge (provided they are Vaughan residents; I believe at least one is non-resident). The three Directors at Large cannot run for President. Why is that? And I believe the Treasurer and Ref-in-Chief would not be able challenge the President seat. So at best only 3 individuals qualify and they would have to give up their current seat to run for President. Correct? That is not democratic at all! Imagine if the only persons being able to run for Mayor of Vaughan were the three sitting local/regional councilors or only Ward councilors were able to run as local/regional councilors. Are you expecting to serve beyond 13 years?***

BH The CVHA participates in all 6 community arenas/facilities (Woodbridge, Al Palladini, Maple, Rosemount, Garnet Williams and the Sports Village).

***HP: This is exactly why three districts (one or even two districts at six locations is not house league) are needed so house league participants can stay in their district for practices/skills and half (if cross district games needed) or all (if enough teams to keep within district) of their games. Otherwise, Vaughan is too large to be one district. No other team sport or even figure skating has city-wide jurisdiction on ice permits. Vaughan has three federal/provincial ridings. Please don't mis-use your office as president to maintain only one district forever.***

BH is the largest minor hockey program in the greater Toronto area with over 2500 participants in our community based program, servicing the needs of all ages within our Learn to Play, House League, Select and Competitive level programs.

***HP: Of course CVHA it is the largest in the GTA having control over 350,000 residents. But if you break down the house league portion of the 2,500 players then not enough are playing within Vaughan. No other house league district in Canada has more than 150,000 residents.***

BH Registered within Hockey Canada and the Ontario Hockey Federation, for which our players participate within the GTHL (Greater Toronto Hockey League) and North York Hockey League.

***Okay, but why is Vaughan the only York Region municipality that cannot participate in York-Simcoe MHL? Why not cease membership with North York Hockey League and instead have a tiered league like Mississauga Hockey League?***

BH The CVHA is a representation of the entire community and strive to involve and introduce a greater participation of our diverse community.

As recent as 2015 we introduced our CVHA programming to our Ahmadiyya Muslim community which led to the establishment of a Learn to Play program for the Ahmadiyya community, successfully introducing over 250 children to this game.

In the same year, our Jewish Community Centre program and CVHA embarked on a partnership and relationship that resulted in a House League and Select level hockey program for participants. This program has also been a very successful partnership in bringing hockey to more families within Vaughan.

We continue to create strategic plans to service our community. As well as seeking funding collectively to help offset costs and subsidize some of the programming needs.

***HP: All nonprofits need to be dynamic and have strategic plans. Should having three districts not be part of a strategic plan? Practices, skills, community engagement needs to happen at the local level based on geography first before ethnic or religious groups. Games can be played across districts within the three Vaughan districts if not enough teams within a district to have a proper league/division. Would it not be good for the Ahmadiyya Muslim community to have house league based out of only Maple Arena and maybe Sports Village as the second location. As you may know the city is looking to control and operate Sports Village so more CSO ice could be available soon as this upcoming season or 23-24 season. Would it also not be good to have JCC house league working together so that all along the Bathurst corridor can play and be integrated in the same house league in the Thornhill-Vaughan arenas. This way JCC and non-JCC teams can play in the same house league except JCC does not play during Jewish holi-days and Shabbat.***

BH We have the infrastructure and experience to continue to lead the community in an inclusive and strategic way to the benefit of all the members under our umbrella.

***HP: Infrastructure? Yes, you have exclusive control of hockey ice time and there is no ice allocation that would re-calibrate allocations with other CSOs. Also there is no control to ensure house leagues get their fair share of ice times. So when house league participation drops which has happened drastically last ten years, that subsidized ice is given to select/rep teams who each get 3+ hours per team per week at the same rate as house league programs are charged. This is why CVHA has low ice costs for select/rep teams.***

BH We are proud of the establishing of our Diversity, Equity and Inclusive Committee within our program, to positively reflect and promote hockey within this community, maintaining a safe, enjoyable and welcoming environment for all. Our committee is comprised of former players of ethnicity and genders, member of our Ahmadiyya Muslim Community program, member of our Jewish Community Centre program and are extremely fortunate to have Laura Stacy (Vaughan Alumni –Member of Team Canada Woman's Hockey Team) accept the invitation to be a part of our committee.

***HP: Creating three districts would ensure these programs can stay within their local area for all practices/skills and half or all games. That is the best way to build and support DEI values and initiatives. Keep things at the local level so that various ethnic and religious communities can integrate locally with those outside of their social groups.***

BH It was a pleasure to take part in the Community Service Organization and Facility Allocation Policy Review. The open dialogue with our other community hockey program representatives, Al Doria (Vaughan Kings), Toros Assadourian (Vaughan Panthers) and the city representatives was very constructive and respectful of each other's programming needs, as well as discussing the successfulness of some of the community programming initiatives for which we have undertaken.

***I was at that meeting. There was no open dialogue. Was I not respectful? Why not***

**mention me? What was so successful about the meeting since CVHA had nothing to lose. Why do you always need to claim that you are a volunteer?**

BH I have personally been involved with hockey in the Vaughan Community for over 30 years, which has given me great pride to be a part of and look forward to better years ahead, developing a broader enjoyable program for all.

**HP: Yes, but you have ties to NYHL and City of Toronto, correct? Do you believe CVHA Select teams playing non-CVHA Select teams that need to play house league creates a fair playing field? You do realize that Select leagues tap into house league where players in clubs outside of CVHA have to play on house league to play Select. It appears to be in the MOU with NYHL.**

BH: Kids can play in any jurisdiction without restriction of residency, for which is a good thing. We are proud of the ability to retain participants within our program, for which we well exceed our CSO residency requirement and are averaging over 90% residency.

**HP: House league already has no residency restriction under Hockey Canada. Too many Vaughan residents are displaced outside Vaughan for all levels house league/select/rep. There is plenty of ice but instead it is being used for 3-4 hours per rep/select for practices alone.**

BH As president of the CVHA one of the largest and most successful CSO's in the COV I have a question as to the standing of a non-Vaughan CSO, specifically THC, in this Committee of the Whole Report. I seek to better understand the rational of including a non-Vaughan CSO in this discussion.

**HP: What is "THC"? I take it you mean TCHL (Markham CSO). I agree with you on this as TCHL already get extra ice on Markham side for L4J residents so no need for them to get ice on Vaughan side of Thornhill. But the question is why do they get extra ice time in Markham for Vaughan L4J? It is because very few Vaughan L4J kids play in CVHA. They go to neighbouring clubs like TCHL (Markham), Goulding Park as well as Richmond Hill, and King Township as their house leagues are in one location (or two close together).**

BH Our membership does include participants from all the varying communities in Vaughan and our programming is established to ensure local participation.

**HP: Again vast majority of Thornhill (both upper and lower Thornhill east of Dufferin) residents don't play in CVHA other than those who need Shabbat accommodations will play with JCC house league. JCC HL is only offered once per week (they don't have separate days for practice/skills and games). Otherwise they must go to Avenue Road house league in mid Toronto to gain Shabbat accommodation.**

BH The level of experience and development that our Association offers its participants is 2<sup>nd</sup> to none. We ensure the quality of development and coaching meets the highest standards established by Hockey Canada.

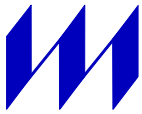
**HP: What does this mean? Each rep/select teams operates as a separate unit governed by the head coach of the team. How can you ensure such a high**

**standard?**

***Let's work together to build three districts completely within Vaughan borders for house league. This will not impact Vaughan Rangers rep nor select teams except maybe they will need to take less than 3 hours of ice to support house league growth for each district. But more CSO ice is likely at Sports Village once fully under city control. Also do house league teams not also deserve full-ice practices even one hour per week if rep teams get 3+ hours of full-ice practice per wee? If three districts are created then players on the teams would be living a lot closer to each other and the arenas. This way weeknights and even after school ice can be used by house league teams and groups of participants who want extra ice time.***

***In closing, all I ask is to create three districts. It is easy to keep the status quo as you have the leverage and power to do so. Please have the courage to improve the CVHA as Vaughan's population and urban intensification continues to grow fast rendering city-wide house league not feasible nor efficient. J Cohn can be the VP for Maple-Concord district. A Magagna can be the VP for Woodbridge-Kleinberg district and for Thornhill-Carrville it could be one or a combination of L Morris, J. Blustein or me. Each division may have to be two birth years but that is how house league should work. There is no reason to have single birth year divisions like select and rep hockey.***

***Respectfully,  
Hiten Patel  
Thornhill Woods Drive***



**WESTON  
CONSULTING**

planning + urban design

**C49  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (2) - Report No. 30, Item 8**

Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive, Level 200  
Vaughan, ON  
L6A 1T1

June 27, 2022  
File 4782-5

**Attn: Mayor and Members of Council**

**RE: Planning and Development Report DA.19. 070  
2057 Major Mackenzie Drive West  
City of Vaughan**

Weston Consulting is the authorized planning consultant for 2640174 Ontario Limited (herein referred to as “our Client”), the registered owner of the property located at 2057 Major Mackenzie Drive West in the City of Vaughan (herein referred to as the “subject property”). We have reviewed the Planning and Development Report dated June 21, 2022 for the subject property and the Recommendations and Conditions of Site Plan Approval attached therein. This correspondence proposed two modifications to the Staff Report and Conditions of Approval as it relates to the Draft Approval of DA.19.070.

In the Attachment Communication: C 33 to the aforementioned Staff Report (Appendix 1), there are two conditions that are proposed for modification. The first is:

- 1m) *“The Owner shall provide the Development Engineering Department with a clearance letter from the Trustee of the Block 18 Landowners Group, that they have paid their proportional share and satisfied all obligations to the Developers Group for the municipal water, storm and sanitary infrastructure connections on Petticoat Road and Major Mackenzie Drive, as well as other community use lands and costs for community lands, works, services and infrastructure provided by the Block 18 Landowners Group under the Block 18 Cost Sharing Agreement to the satisfaction of the City of Vaughan Development Engineering Department.”*

**The Owner of the subject property are in agreement with the proposed modification as noted above.**

The second condition identified as 1x) that has been recommended as a condition of approval is:

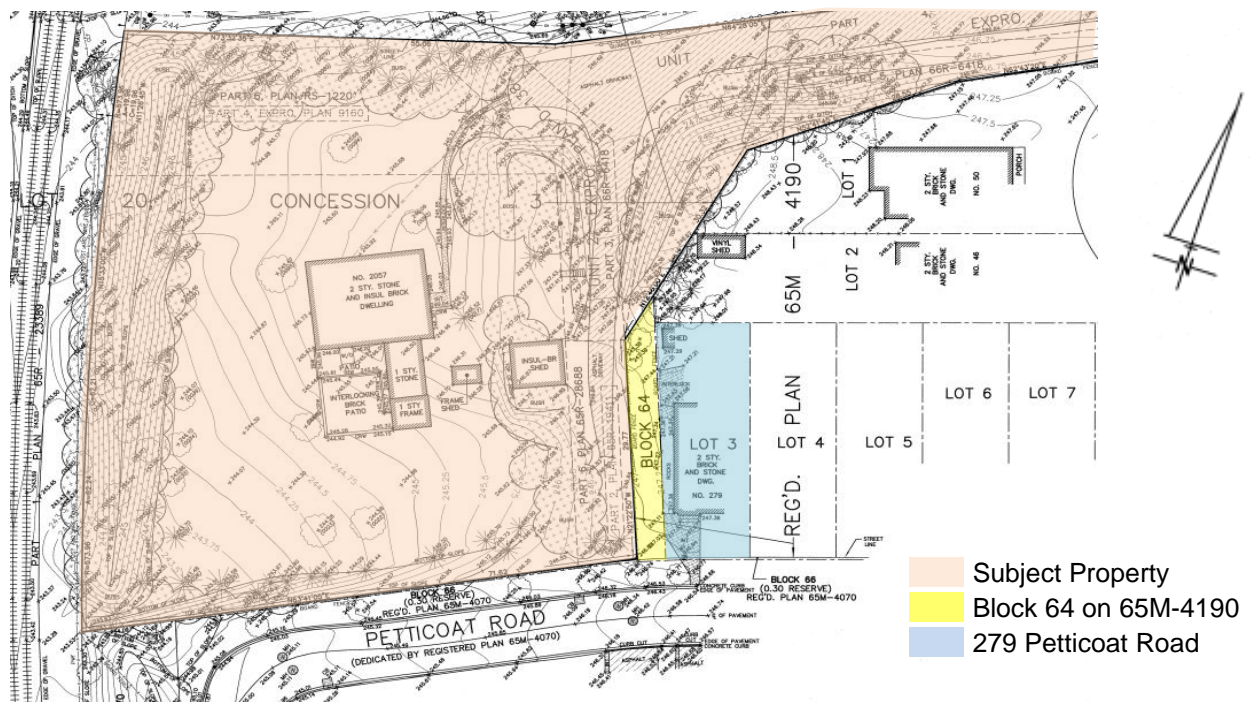
- 1x) *“That 2640174 Ontario Limited develop block 64 on Plan 65M-4190 in conjunction with their abutting lands. The City shall not issue a building permit for the said block until the lands are combined to the satisfaction of the City.”*



**The Owner of the subject property are not agreement with the proposed inclusion of condition 1x) noted above.**

In a June 24, 2022 conversation with Mr. Sal Crimi, P.Eng. Block Manager Block 18 Landowner Group, Weston Consulting was advised that Block 64 of Plan 65M-4190, adjacent to the subject property is under the ownership of the Block 18 Landowner Group. In this circumstance, condition 1x) is not required because the Owner's obligations are satisfied by their agreement with condition 1m).

On June 20, 2022 written correspondence by Goldman, Spring, Kichler & Sanders LLP signed by Mr. Sheldon B. Spring (Appendix 2) was submitted to Council. The letter presumes that the subject adjacent land (Block 64 on Plan 65M-4190) (identified as Block 64 on Figure 1) is held in private ownership. The submitted letter references Section 21.3.18 of the Subdivision Agreement Instrument Number YR1539548 which indicated that a building permit cannot be issued for Block 64 on a stand-alone basis. This condition does not place an obligation on our Client to acquire such lands.



*Figure 1: Registered Plan 65M-4190 Excerpt*

Committee of the Whole Report No. 18 which was adopted by Council on May 23, 2018 (Appendix 3) provides for the following Clause (listed as #4 in the Report) respecting the disposition of Block 64 on Plan 65M-4190 states the following:

*"THAT the Owner continue to work with the adjacent property owner to the east to acquire Block 64 on Registered Plan 65M-4190, as shown on Attachments #2 and #3, as identified in Condition 21.3.18 of the Subdivision Agreement for Registered Plan 65M-4190."*

This Clause imposes a “best efforts” provision on our Client to acquire such lands and incorporate them into the project. Our Client approached the landowner of Block 64 on Plan 65M-4190 following the preparation of the Staff Report and was unable to come to terms on a price for Block 64. Again, this condition does not place an obligation on our Client to acquire such lands as a condition of development.

The subject property was such to LPAT Hearing (Case No. 170305). The City of Vaughan was content that Clause #4 of the Committee of the Whole Report No. 18 be carried forward without modification. No representation was made at the Hearing on this or any other matters by the Block 18 Landowner Group representatives, individual land owners within the Landowner Group or area residents.

Mr. Spring’s correspondence to the Committee on June 20, 2022 is an eleventh-hour request to force our Client to acquire Block 64 on Plan 65M-4190, under terms and conditions to be dictated by his Client, as a condition of issuance of building permit. Our position is that neither Council nor the LPAT Hearing imposed this condition and that it is inappropriate to do so now.

Block 64 on Plan 65M-4190 is not subject to any servicing easements or restrictions and is currently being maintained and utilized as a "lot extension" by the residential neighbour (279 Petticoat Road) as seen in Figures 2 and 3. It is certainly open to Mr. Spring's Client, if they are indeed the owner of Block 64, to formalize this arrangement through the sale of the parcel. At any rate, these lands are neither derelict or neglected.



- Subject Property
- Block 64 on 65M-4190
- 279 Petticoat Road

*Figure 2: Aerial Photo of Lotting Fabric*





*Figure 3: Google Streetview Screen Grab of 279 Petticoat Road and Block 64 on Plan 65M-4190*

We request that Council will move forward with the removal of Condition 1x).

Should you have any questions, please contact the undersigned at 90-738-8080 ext. 236.

Yours truly,

**Weston Consulting**

**Per:**

Kevin Bechard, BES, MSc, RPP  
Senior Associate

c. 2640174 Ontario Limited

**Attachments:**

- Appendix 1: Communication C 33 Committee of the Whole Report June 21, 2022 Agenda Item #8
- Appendix 2: Written Correspondence by Goldman, Spring, Kichler & Sanders LLP signed Mr. Sheldon B. Spring
- Appendix #3: Committee of the Whole Report No. 18 which was adopted by Council on May 23, 2018 Excerpt

**Appendix 1 Communication C 33 Committee of the Whole Report June 21, 2022 Agenda  
Item #8**

**DATE:** June 21, 2022

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager Infrastructure Development

**RE:** **Item 8 - Committee of the Whole (2), June 21, 2022,**

**2640174 ONTARIO LIMITED SITE DEVELOPMENT FILE DA.19.070  
2057 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR  
MACKENZIE DRIVE AND PETER RUPERT AVENUE**

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### **Recommendations**

That the conditions of site plan approval in attachment No. 1 in the staff report for 2640174 Ontario Limited Site development file DA.19.070 be amended as follows:

1. That condition of approval 1m) be amended as follows:
  - i) 1m) be deleted and replaced with the following:

“1m) The Owner shall provide the Development Engineering Department with a clearance letter from the Trustee of the Block 18 Landowners Group, that they have paid their proportional share and satisfied all obligations to the Developers Group for the municipal water, storm and sanitary infrastructure connections on Petticoat Road and Major Mackenzie Drive, as well as other community use lands and costs for community lands, works, services and infrastructure provided by the Block 18 Landowners Group under the Block 18 Cost Sharing Agreement to the satisfaction of the City of Vaughan Development Engineering Department.”
  - ii) Adding the following condition of approval:

“1x) That 2640174 Ontario Limited develop block 64 on Plan 65M-4190 in conjunction with their abutting lands. The City shall not issue a building permit for the said block until the lands are combined to the satisfaction of the City.”

## **Background**

A condition which already speaks to cost sharing between the Block 18 Landowners Group and 2640174 Ontario Limited has been inserted into Attachment 1 for the development application identified as item 1m). As 2640174 Ontario Limited is already required under this condition to cost share for infrastructure costs, an amendment is being made to this condition to also capture any community use lands and costs for community lands that may be realized. Condition 1m) listed above is being amended for this reason.

A prior development application over lands identified as draft plan of subdivision 19T-00V18 phase 2A, Plan 65M-4190, Fernbrook Homes (Block 18 Gulf), required that block 64 on the plan be developed only in conjunction with the abutting lands located immediately to the west, and that the City would not issue a building permit until the lands were combined to the city's satisfaction. 2640174 Ontario Limited is the developer immediately to the west and will be required to comply with this condition to manage this part block. Accordingly, a new condition 1x) is being added to capture this requirement.

In consideration of the above, Staff recommends Condition 1m) be amended to ensure cost sharing obligations are adhered to by landowners in block 18 and that condition 1x) be added to manage a part block of land within plan 65M-4190 which abuts 2640174 Ontario Limited.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'V. Musacchio', with a stylized flourish at the end.

Vince Musacchio  
Deputy City Manager Infrastructure Development

**Appendix 2: Written Correspondence by Goldman, Spring, Kichler & Sanders LLP signed  
Mr. Sheldon B. Spring**



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018**

Item 2, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 23, 2018.

#### **2     ZONING BY-LAW AMENDMENT FILE Z.16.006 ACE DEVELOPMENTS (2057 MAJOR MACKENZIE DRIVE) LTD. VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated May 8, 2018, be approved;**
- 2)     That the applicant be requested to include an assessment of the slope leading to, and access onto, Major Mackenzie Drive as part of their studies in the site plan application process;**
- 3)     That the following deputations be received:**
  - 1.     Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;**
  - 2.     Mr. Peter Badali, Eagle Hills Ratepayers' Association, Butterfield Crescent, Vaughan; and**
  - 3.     Mr. Martin O'Halloran, Lealinds Drive, Maple; and**
- 4)     That the following Communications be received:**
  - C8.     Mr. Paul M. DeMelo, Kagan Shastri LLP, Avenue Road, Toronto, dated May 8, 2018; and**
  - C11.   Mr. Sunil Ghai, dated May 8, 2018.**

#### **Recommendations**

That the Local Planning Appeal Tribunal (the "LPAT") be advised that City of Vaughan Council ENDORSES the following recommendations:

- 1.     THAT Zoning By-law Amendment File Z.16.006 (ACE Developments (2057 Major Mackenzie Drive) Ltd.) BE APPROVED IN PRINCIPLE, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands shown on Attachments #1 and #2 from A Agricultural Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3.**
- 2.     THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands zoned RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", as shown on Attachment #3, until Vaughan Council has identified and allocated water supply and sewage**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018**

#### Item 2, CW Report No. 18 – Page 2

servicing capacity to the Subject Lands.

3. THAT should the LPAT approve Zoning By-law Amendment File Z.16.006, that the LPAT be requested to withhold its final Decision/Order regarding the implementing Zoning By-law until such time that the following matters are addressed to the satisfaction of the City and external commenting agencies, which may result in changes to the development proposal, including but not limited to, the number of units, building setbacks, site organization, and building height:
  - a) The Owner shall submit a Site Development Application for the Subject Lands, which must be approved by Vaughan Council to address the following, but not limited to:
    - i) The Owner shall satisfy all requirements of Metrolinx, including but not limited to, the minimum required building setback to the Metrolinx right-of-way, the location and design (e.g. width and height) of the safety berm, the location of the underground parking structure, and an updated Noise and Vibration study addressing noise and vibration measures;
    - ii) The Owner shall explore the feasibility of relocating the existing heritage dwelling (the Joshua Oliver House) located on the Subject Lands, as shown on Attachment #3, closer to Petticoat Road in order to provide an appropriate transition with respect to building massing, setbacks, height, and create the opportunity for improved site organization. The final location of the heritage dwelling shall be to the satisfaction of the Development Planning Department;
    - iii) Should the review to relocate the Joshua Oliver House determine that the dwelling shall remain in situ, the Owner shall:
      - Update the tree preservation plan and landscape plan in order to preserve existing vegetation to the greatest extent possible as required by the Vaughan Official Plan 2010 (“VOP 2010”), and submit an Arborist Report prepared by a qualified arborist to demonstrate that the existing heritage tree can survive in the proposed development scenario, to the satisfaction of the Development Planning Department; and
      - Undertake an independent third-party Peer Review, at the expense of the Owner, of the Stability Study for the Joshua Oliver House, to the satisfaction of the City of Vaughan;

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018**

#### Item 2, CW Report No. 18 – Page 3

- iv) The Owner shall submit an updated Traffic Impact Study that includes recommendations to improve the operation of the intersection of Peter Rupert Avenue and Lealinds Road/Freedom Trail, to the satisfaction of the Development Engineering Department;
  - v) The Owner shall submit a Conservation Plan and updated Cultural Heritage Impact Study for the existing heritage dwelling (the Joshua Oliver House) located on the Subject Lands, to the satisfaction of the Development Planning Department;
  - vi) The Owner shall satisfactorily address the compatibility and development criteria stipulated in Sections 2.2.5.13 f), 9.1.2.5, and 9.2.3.3 in VOP 2010, to the satisfaction of the Development Planning Department. The proposed development shall be designed to achieve an appropriate transition in scale to areas of lower intensity located east and south of the Subject Lands, specifically:
    - the Owner shall ensure the building height for Block 4, as shown on Attachment #3, reflects an appropriate transition between the proposed development and the existing detached dwellings on Petticoat Road. The Owner is required to provide architectural building elevation drawings to confirm the building height of each block;
    - the Owner shall increase the front yard setback for Blocks 3 and 4, as shown on Attachment #3, to provide consistent building setbacks with the existing established front yard setback of the adjacent detached dwellings on Petticoat Road; and
  - b) the Owner shall confirm the intended use of the Joshua Oliver House, which may result in additional zoning exceptions to the RM2 Multiple Residential Zone; and
  - c) The final implementing Zoning By-law shall be to the satisfaction of the City of Vaughan.
4. THAT the Owner continue to work with the adjacent property owner to the east to acquire Block 64 on Registered Plan 65M-4190, as shown on Attachments #2 and #3, as identified in Condition 21.3.18 of the Subdivision Agreement for Registered Plan 65M-4190.
5. THAT City of Vaughan staff and external legal counsel, as required, be directed to attend the LPAT Hearing in support of the

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018**

Item 2, CW Report No. 18 – Page 4

Recommendations contained in this report regarding Zoning By-law  
Amendment File Z.16.006.

(A copy of the attachments referred to in the following report have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**Appendix #3: Committee of the Whole Report No. 18 which was adopted by Council on May 23, 2018 Excerpt**

**GOLDMAN, SPRING,  
KICHLER & SANDERS<sup>LLP</sup>**  
BARRISTERS & SOLICITORS

*Sheldon B. Spring*  
Direct: 416-225-9400 ext. 303  
E-mail: [sspring@goldmanspring.com](mailto:sspring@goldmanspring.com)

June 20, 2022

**BY EMAIL**

The Corporation of The City of Vaughan  
Planning Department (Development Planning Division)  
2141 Major MacKenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Todd Coles**

Dear Sirs:

**Re: 2057 Major MacKenzie Drive West, City of Vaughan (the "Lands") OWNED BY  
2640174 ONTARIO LIMITED ( "2640174")  
AND Re: SITE PLAN APPROVAL DEVELOPMENT FILE DA.19.070  
AND RE: BLOCK 18 DEVELOPMENT AREA**

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Further to my letter to Mark Antoine dated March 24, 2017 dealing with a prior development application for the Lands, we are the solicitors for Fernbrook Homes (Block 18 Gulf) Limited the owner of the property abutting the Lands. Our client's abutting property is Block 64, Plan 65M-4190. Our client is the subdivider of Plan 65M-4190 and entered into a Subdivision Agreement with the City of Vaughan registered as Instrument Number YR1539548. Included in that Subdivision Agreement is Section 21.3.18 which provides that:

**"Block 64 on Schedule "A1" shall be developed only in conjunction with the abutting lands immediately located to the west. The City shall not issue a building permit for the said Block on Schedule "A1" until the lands are combined to the satisfactory of the City."**


The Lands in the above application owned by 2640174 are the abutting lands located to the west of Block 64, Plan 65M-4190 as mentioned in the above Section of our client's

Subdivision Agreement. Accordingly, our client requires that the City of Vaughan impose a condition of approval for 2640174 that they comply with the provisions of our client's Subdivision Agreement and acquire Block 64, Plan 65M-4190 from our client.

Please acknowledge receipt of this letter and confirm that the City will comply with this obligation.

Yours very truly,

**GOLDMAN, SPRING, KICHLER & SANDERS LLP**



Sheldon B. Spring

SBS:la

cc: Fernbrook Homes (Block 18 Gulf) Limited



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Block 34E  
**Date:** June-27-22 11:43:01 AM  
**Attachments:** [June 2022 Block 34E.pdf](#)

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**From:** IRENE FORD [REDACTED] >  
**Sent:** Monday, June 27, 2022 11:42 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] Block 34E

Please add the attached communication to the applicable agenda items as indicated in my letter.

My formal requests are as follows:

- 1. Remove all references in staff reports that state the developments and 34E Block Plan is in consistent, conformity or supports the Provincial Policy Statement (PPS). The sole reason that a MZO was required was to declassify and destroy three small provincially significant wetlands, which is not consistent with the PPS (as explained below)**
- 2. Confirm who is responsible and how compensation strategies detailed in development approvals, endangered species benefit permits, TRCA permits or otherwise will be enforced and how habitat quality will be quantified?**
- 3. Explain how cumulative environmental, hydrological impacts are being evaluated when all projects appear to be proceeding in silos on the Oak Ridges Moraine (as explained below)?**
- 4. Provide an explanation that explains how development applications are being prioritized and approved ahead of infrastructure required from York Region and the City of Vaughan and why such applications are then allowing for the developers to ‘upfront’ the development charges at both the upper and lower tier levels?**

Thank you,  
Irene Ford

Irene Ford  
[REDACTED],  
Woodbridge, ON [REDACTED],  
June 27, 2022

Vaughan Council and Staff

**RE: Block 34E and Provincially Significant Wetlands**

I would first like to state that if Vaughan Council wanted any of these questions by staff answered they do not need a motion, they need only provide a recommendation to staff to review and respond, this seemed to be eclipsed by Mr. Xi, the Deputy City Manager of Planning and Growth responded that the responses to these questions are within his purview then refused to acknowledge that responses were within his purview and simply stated after being asked three times in three different ways that MZO's are provincial jurisdiction. This does not absolve the City of all responsibility on this Block and any due diligence to ensure that provincial legislation and regulations as well as approved City development applications are in compliance. Simply listing conditions of approval is not sufficient. There is ample evidence below that there is zero oversight on aspects of these development applications by all levels of government involved.

This letter is a written version of my deputation given at the City of Vaughan's June 21 Committee of the Whole Meeting it references the following agenda items<sup>1</sup>.

- Staff Communication SC2: [Kirby Road Widening \(Jane to Dufferin\) Municipal Class Environmental Assessment Study – Notice of Completion, June 21, 2022 COW \(2\)](#)
- (6)12: APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.34E.2014 – BLOCK 34 EAST LANDOWNERS GROUP INC.
- (6)15: LORWOOD HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.20.033 DRAFT PLAN OF SUBDIVISION FILE 19T-20V006 - 3180 TESTON ROAD VICINITY OF JANE STREET AND TESTON ROAD
- (6)14: FLEUR DE CAP DEVELOPMENT INC. & CUENCA DEVELOPMENT INC. ZONING BY-LAW AMENDMENT FILE Z.20.032 DRAFT PLAN OF SUBDIVISION FILE 19T-20V005 - 10980 JANE STREET VICINITY OF JANE STREET AND TESTON ROAD

My formal requests are as follows:

- 1. Remove all references in staff reports that state the developments and 34E Block Plan is in consistent, conformity or supports the Provincial Policy Statement (PPS). The sole reason that a MZO was required was to declassify and destroy three small provincially significant wetlands, which is not consistent with the PPS (as explained below)**

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<sup>1</sup> <https://pub-vaughan.escrimemeetings.com/Meeting.aspx?Id=576b71a7-1957-4c50-a31d-9c3bc5086a57&Agenda=Agenda&lang=English>

- 2. Confirm who is responsible and how compensation strategies detailed in development approvals, endangered species benefit permits, TRCA permits or otherwise will be enforced and how habitat quality will be quantified?**
- 3. Explain how cumulative environmental, hydrological impacts are being evaluated when all projects appear to be proceeding in silos on the Oak Ridges Moraine (as explained below)?**
- 4. Provide an explanation that explains how development applications are being prioritized and approved ahead of infrastructure required from York Region and the City of Vaughan and why such applications are then allowing for the developers to ‘upfront’ the development charges at both the upper and lower tier levels?**

**Why is there a Block Plan on today's agenda for Block 34E, what is left to be approved?**

The Walmart warehouse is erected, the lands to the south have already been scraped, there are 2 MZO's<sup>2</sup>, 1 MZO amendment, 3 redside dace endangered species benefits permits<sup>3</sup> and York Region Council already approved the advancement of W/W and transportation improvements when they approved the Block 27 developer initiated request<sup>4</sup>. This request miraculously also advanced the servicing not only Block 34E but also Block 41 subject of yet another MZO endorsed and approved with an open LPAT, ahead of York Region w/w servicing infrastructure. Ever more curious was that Vaughan approved an interim servicing strategy in October, 2020 that provided interim servicing for these blocks ahead of the arrival of York Region infrastructure. The staff report as written appears to be an attempt to cross the “t’s” and dot the “i’s” on how infrastructure is and will be delivered to this site. Created by the premature endorsement of the MZO in the absence of staff or legal review at the lower tier and no Council, staff or legal review at the upper tier regional level.

This block is not compliant with the provincial policy statement as stated in not one but three staff reports. Headwaters were destroyed underneath where the Walmart now stands, destruction of one provincially significant wetland to permit 200 tractor trailer parking spots as well as 2 others on the developments to the south to facilitate the road network<sup>5</sup>. The very reason the MZO was needed was to destroy three small PSW and this is no consistent with the PPS refer to

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<sup>2</sup> <https://www.ontario.ca/laws/regulation/200173>

<sup>3</sup> 1) <https://ero.ontario.ca/notice/019-1069>

2) <https://ero.ontario.ca/notice/019-3724>

3) <https://ero.ontario.ca/notice/019-3656#location-details>

<sup>4</sup> <https://yorkpublishing.escribemeetings.com/Meeting.aspx?Id=c9ca8d5d-2c65-42d9-9dfa-0b937477e050&Agenda=PostMinutes&lang=English&Item=65&Tab=attachments>

<sup>5</sup> Refer to Attachment 1 for more details.

Section 2.1.4<sup>6</sup>:

**2.1.4 Development and site alteration shall not be permitted in:**

- a) *significant wetlands in Ecoregions 5E, 6E and 7E<sup>1</sup>; and*
- b) *significant coastal wetlands.*

A component of the Government of Ontario's Omni-bus Bill 257<sup>7</sup> was brought forward by the Province in the first quarter of 2021 and included changes to the Planning Act to allow for MZO's to not be compliant with the PPS:

**Schedule 3**

**Planning Act**

The *Planning Act* is amended to provide that ministerial zoning orders made under section 47 are not required and are deemed to never have been required to be consistent with policy statements issued under subsection 3 (1). However, any part of such an order that applies to land in the Greenbelt Area is and always has been required to be consistent with a policy statement issued under subsection 3 (1).

It is quite plausible that the government of Ontario would have been found guilty of not complying with the PPS and the Planning Act had this legislation not been approved and applied retroactively<sup>8</sup>. ***It is abundantly evident that the government did this to absolve themselves of wrongdoing retroactively and to be allowed to destroy PSW, woodlots that are approved by MZO.*** Further it would bring into question if the Whereas clauses brought forward in the Mayor's Member's Resolution<sup>9</sup> and endorsed by this Council were accurate, specifically:

***Whereas, the proposed Employment Use is consistent with the policies of the Provincial Policy Statement 2014 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 by locating an Employment Use in a settlement area, in proximity to a major goods movement facility (Highway 400) and utilizes existing and planned infrastructure; and***

In fact, in 2016 the Ontario government of the day told Vaughan Council and staff that not having a natural heritage network was not consistent with the PPS and we still do not have one<sup>10</sup>. It's left to LPAT, OMB, OLT hearings and the public never wins.

The deferral of the NHN into the VOP 2010 for several years is not consistent with the PPS and is contrary to s.3(5) of the *Planning Act*. We are also concerned that this proposal does not conform with the Region of York Official Plan, and that failing to identify applicable natural heritage features introduces uncertainty into planning and development in the City of Vaughan.

<sup>6</sup> <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

<sup>7</sup> <https://www.ola.org/en/legislative-business/bills/parliament-42/session-1/bill-257/status>

<sup>8</sup> <https://www.cbc.ca/news/canada/toronto/ontario-doug-ford-mzo-pickering-duffins-creek-1.5937584>

<sup>9</sup> <https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=30449>

<sup>10</sup> See Letter from the Government of Ontario pg. 8 of pdf:

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW0202\\_16\\_15.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0202_16_15.pdf)

Staff suggest that the TRCA, MNR and MECP staff endorsed the development and I would say this is a problematic statement. When I asked TRCA<sup>11</sup> about a letter in Vaughan's PlanIt on the Walmart Distribution Warehouse from the Planning Consultant to the landowner's regarding the status of TRCA responded in a way suggesting that the permits may not have been approved or as per the timelines as outline in letter (refer to Attachment 2). When I asked MNR staff in Spring of 2021 if they declassified the PSW they indicated that they never received an application from the landowner. Yet there is a letter in the PlanIt file from the Minister of MNR dated Dec, 2020 that states the PSW had been declassified (refer to Attachment 3). When I asked the federal fisheries department if they had been consulted about the destruction of fish habitat, they indicated that they received a request in Dec, 2020 and issued a Letter of Advice June, 2021<sup>12</sup>. Construction, had already commenced, framing was already being erected. When I asked the MECP, TRCA who is responsible for ensuring the compensation features outlined in the endangered species benefit permits are complied with I am told by the TRCA they have nothing to do with the MECP permits, the MECP tells me they will investigation if they have reason to investigate<sup>13</sup>. Your staff report basically includes wording to absolve your staff of responsibility as well.

The City of Vaughan has enabled the destruction of 3 PSW which is inconsistent with the PPS but staff reports state that it is consistent, greenwashed that there will be compensation features, that the natural heritage features will be maintained but no level of government is responsible for overseeing any aspect of these compensation features nor any evaluation on the quality of what was replaced/compensated?

While your staff report clearly indicates that it does not include the are that is the subject of MZO 156/22<sup>14</sup> it is clear from the MZO approval that he province intends to destroy more provincially significant wetlands and destroy the woodlot on this site based on [Map 252](#) that accompanies the approved MZO that only shows a tiny fraction of land adjacent to Highway 400 as being Open Space, Environmental Protection Zone (refer to Attachment 4). ***This Council knew that 30-40% of the lands are environmentally significant and were not reflected in what the developer was proposing and had over a year to rescind your endorsement of this MZO but you choose to do nothing. I sent a communication asking but it was not acted upon.***

The lack of disrespect for Vaughan's natural heritage on this block is staggering. It goes stems all the way back to Vaughan not approving it's [Natural Heritage Network](#) in 2015 when private landowners flocked to chambers demanding that you did not adopt and you did so to the disappointment and scolding of the [provincial government](#)<sup>15, 16</sup> of the day as well as residents.

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<sup>11</sup> Email between myself in TRCA, not provided.

<sup>12</sup> Email between myself and the DFO, nor provided.

<sup>13</sup> Various Emails between myself TRCA, MECP, nor provided.

<sup>14</sup> <https://www.ontario.ca/laws/regulation/220156>

<sup>15</sup> <https://www.thestar.com/news/gta/2016/05/09/vaughan-blasted-for-troubling-environment-record.html>

<sup>16</sup> See Letter from the Government of Ontario pg. 8 of pdf:

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW0202\\_16\\_15.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0202_16_15.pdf)



Why are Blocks that don't have servicing prioritized, continually on the agenda yet we can't even the Weston and Highway 7 Servicing Plan approved where servicing exists? Now there is this huge push along Steeles next to subway stations or proposed subway stations as is the case for the Transit Orientated Communities and recently approved EMZOs. I support development here, that is transit supportive but it remains unclear to me if what is proposed and the scale of development is realistic or plausible. In the case of the VMC we have residents coming and huge pieces are missing they don't have a grocery store yet, a Walmart but the closest grocery store is Fortino's across the Highway 400 over pass. It boggles my mind how in an area the City is boosting to be pedestrian friendly and transit orientated there is no sidewalk north of Hwy 7 along Jane St to Portage Way. A dirt path is developing on the east side of Jane from pedestrians. The reality is people still need the cars because the servicing and infrastructure is not there. Congratulations on opening the YMCA, a major achievement but how can things like grocery stores and sidewalks be over looked?

**I fail to understand the prioritization of development, how, what and where development is being prioritized. The only rhyme or reason I see are connections to the same names and numbered companies. Review of [Block 34E landownership](#)<sup>17</sup> would substantiate this observation.**

How many separate EA's does York Region and/or lower tier municipalities have ongoing in the same area in Vaughan on the Oak Ridges Moraine in an area that is considered an ANSI?

- 1) [York Region is conducting an EA to extend Teston.](#)
- 2) Vaughan conducted an EA to extend Kirby Rd from Dufferin to Bathurst
- 3) Staff Communication S2 is announcing completion of EA to widen Kirby Rd (see above link)
- 4) Jane St, from Teston to King Vaughan Rd requires an EA for expansion according to the [Block 27 staff report](#) that advanced w/w and some transportation infrastructure approved by York Region Council (refer to pg. 4 stating \$1M for EA)

Why are the EAs being conducted in such a piecemeal manner? Is this compliant with the provincial EAA? The City and York Region appear anything but transparent about their plans for this when EAs are conducted in this manner. Especially when the Kirby and Teston Rd extensions cross the ORM and on or near large ANSI areas. On top of this both York Region and Vaughan Council have had closed meeting about the controversial Rimzi developments stemming from a 2015 Minister's Order that to my understanding the landowner has been taken an overly generous interpretation. The same landowner who got caught conducting a [superficial EA](#) on the Vaughan's taxpayer dime and conspiring with the Ford government to open up more of the Oak Ridges Moraine.

Finding the Kirby Rd expansion added as a staff communication on Vaughan's agenda and not listed on the agenda as a separate item only compounds the sentiment that there is no transparency or public accountability and the Vaughan Council is ruthlessly trying to develop the last little bit of land on the Oak Ridges Moraine.

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<sup>17</sup> <https://www.vaughan.ca/business/invest/General%20Documents/26.%20Teston%20East.pdf>

It appears the City and Region of York are quite literally paving the way for the 2 MZO's approved on Block 34E that will bring heavy trailer traffic to the area that very much need the surrounding roads upgraded. MZO's endorsed and approved by Minister Clark ahead of infrastructure and apparently EAs. Even in the absence of MZO's I do not understand how the developments for Block 34E identified in the Block 34E Block Plan were so far along in the planning process when the York Region infrastructure required to service these developments was not planned for at least another decade. On top of this the Environmental Assessment to determine servicing for this area was ongoing while Vaughan was reviewing development applications.

However, since York Region is busy approving their draft 2051 Official Plan and making precedent setting decisions to expand the urban boundary into the countryside designation it's clear the City nor York Region care about cumulative impacts and protection within settlement areas or anywhere on the ORM, nor the hydrological significance that comes with this designation.

This area likely exemplifies (yes on/near a closed landfill but still ORM and ANSI) why Mayor Lovatt's motion at York Region should not be supported the development just continues to bleed and expand ever further if we have no hard boundaries and politicians who do not see the Greenbelt and Oak Ridges Moraine as off-limits, or refuse to acknowledge or who do not understand why the Greenbelt/ORM are integral to the health, quality of life as well as the protection and viability of farmland, source water and stormwater protection for of our existing and future communities, especially in a world faced with a changing climate it will always be open for development at the expense of these public goods.

I cannot emphasize enough this isn't about NOT developing it's about where, how and whom development is being approved, advanced and prioritized for. It's about how private interests that clearly have vested pecuniary interests continue to be prioritized through member's motions or brought forward on staff agendas at both the lower and upper tier.

Death by 1000 cuts to the Greenbelt and ORM ensues.

Thank you,  
Irene Ford



Attachment 1 - Block 34 East Developments, Natural Heritage, M20 and 400

Block 34 East

FOR DISCUSSION PURPOSES ONLY

NOTE: CONCEPTUAL ROADS ULTIMATE ROAD ALIGNMENT SUBJECT TO UPDATED BLOCK PLAN AND/OR INDIVIDUAL PLANNING ACT APPLICATIONS BY THE AFFECTED OWNERS, TO THE SATISFACTION OF THE CITY OF VAUGHAN

Limits of Environmental Features To Be Determined

Land Uses As Shown In Secondary Plan

Highway 400

Teston Road

Provincially Significant Wetland (PSW)

Other Identified Wetland (Non-PSW)

Wetlands + 30m Buffer

Staked Top of Bank + 10m Buffer

Regulatory Floodline

Proposed Wetland Removal

Proposed NHS Limit

Existing Valley

Upland Enhancement Area

Compensation Area

HDR Compensation Area

Legend

Participating Landowners

Non-Participating Landowners

Coordinating Landowner

Mixed Use Area Employment/Commercial

Commercial Service Node

Stormwater Management Facility

General Employment

Prestige Employment

Employment Area Activity Centre

GTA West Transportation Corridor Protection Area

Scale 1:2000

December 8, 2010

Planning • Design • Development

Block 34 - East of 400

Attachment 3

Block Plan

Block 34 East

FOR DISCUSSION PURPOSES ONLY

① M20 Endorsed by Vaughan Council Oct 22/20  
Never Approved by Minister Clark - Cortel & Poup Warehouse

② M20 173/20 approves PSW declassification

③ 11110 Jane St. Walmart Warehouse S

④ 019-3124 - 0.57 Wetland  
932 m HW Drainage

⑤ 019-3656 - 0.23 Ha wetland  
133 m HW Drainage

⑥ 019-1069 - 0.58 Ha wetland  
896 m HW Drainage

⑦ Supposed to be 'future' road but need for enter/exit

⑧ H.W Drainage Feature

Walmart on top of or will be paved.

May 25, 2021

Our File: 4749

Condor Properties

1500 Highway 7,  
Concord, ON  
L4K 5Y4



**SCHAEFFERS**  
CONSULTING ENGINEERS

6 Ronrose Drive, Concord, Ontario L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875  
Tor. Line: (416) 213-5500 E-mail: general@schaeffers.com

Attn: Mr. Sam Morra

**RE: TRCA Permit Applications Status –Fenmarcon Developments Inc.-1110 Jane Street –  
Block 34E, City of Vaughan**

Dear Mr. Morra,

Please find below the TRCA permit applications status (required/applied) to support the above-captioned project. The following memorandum has been prepared in consultation with Savanta Inc. and consolidates the permit applications required.

The proposed employment development subdivision consists of a public right-of-way that services the three Blocks. Block 1 refers to the proposed Warehouse Distribution Centre Site Plan. The spine road and services proposed to the south as part of the Block 34E Phase 1 development are required to service the Warehouse Distribution Centre Site plan. Therefore, separate applications were made to the TRCA in support of the spine services.

For ease of review, the required TRCA permit applications have been divided into the site-specific applications made for the Warehouse Distribution centre, subdivision application, and the spine service application.

**1. Warehouse Distribution Centre (Block 1- 11110 Jane Street) - Site-Specific Applications:**

- a) **Permit for Preliminary Grading**  
Application and Permit issued for the entire subdivision (See 2a below)
- b) **Permit for Topsoil Stripping**  
Application and Permit issued for the entire subdivision (See 2b below)
- c) **Final Grading, Servicing and Wetland Creation Permit (including outfalls)**  
Application package was submitted on May 10, 2021, to TRCA

**2. Fenmarcon Developments Inc. - 11110 Jane Street - Subdivision Applications**

Please note that currently, only a portion of Block 1 in the proposed subdivision is in the TRCA regulatory area; therefore, additional permits are not required for works within the subdivision apart from the 1c mentioned above for Block 1.

SCHAEFFER & ASSOCIATES LTD.

a) **Permit for Preliminary Grading**

Permit Application: CFN 63203  
Permit Number: C-200489  
Status: Approved  
Period: July 2, 2020 – July 1, 2022

b) **Permit for Topsoil Stripping**

Permit Application: CFN 62037  
Permit Number: C-191014  
Status: Approved  
Period: October 4, 2019 – October 3, 2021

**3. Block 34E Spine Services, SWM Ponds, Bridge, CWC Outfalls and Wetland Removal and Construction:**

a) **Permit for Topsoil Stripping and Rough Grading of the Spine Road**

Permit Application: CFN 63914  
Status: In progress – Approval from TRCA expected shortly

b) **Permit for Construction of Proposed Wetland 2 and Wetland 3 and Relocation of existing Wetlands 174, 181 and 182 (CFN 63915)**

Permit Application: CFN 63915  
Status: In progress – Approval from TRCA expected shortly

c) **Permit Application for Final Grading and Servicing Permit (including the removal of wetlands within Fluer De Cap Development, removal of HDF feature within Fluer De Cap Development, construction of proposed wetlands 1 and 4, bridge, outfalls for Cleanwater Collector Systems, SWM Pond 3 and SWM Pond 4)**

Application package was submitted on May 21, 2021 to TRCA

**4. Additional permits:**

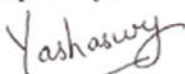
In addition to the above, the following permits are required:

a) **Proposed Trail/ Restoration works within the Regulated Area**

An application package will be prepared and submitted by Savanta Inc. and MBTW

We hope you find above information satisfactory. Should you have any questions or comments, please do not hesitate to contact our office.

Respectfully Submitted,



**Yashaswy Gollamudi, B.Sc.**  
Water Resources Analyst



**Koryun Shahbikian, LL.M., M.Eng., P.Eng.,**  
Partner





Attachment 3: Letter from Minister MNRF to CAO TRCA Declassifying PSW

**From:** MIN Feedback (MNRF) <[minister.mnrf@ontario.ca](mailto:minister.mnrf@ontario.ca)>

**Sent:** Tuesday, December 8, 2020 3:49 PM

**To:** John MacKenzie <[John.MacKenzie@trca.ca](mailto:John.MacKenzie@trca.ca)>

**Subject:** Message from the Honourable John Yakabuski, Minister of Natural Resources and Forestry

Ministry of Natural  
Resources and Forestry

Office of the Minister

Room 6630, Whitney Block  
99 Wellesley Street West  
Toronto ON M7A 1W3  
Tel: 416-314-2301

Ministère des Richesses  
naturelles et des Forêts

Bureau du ministre

Édifice Whitney, bureau 6630  
99, rue Wellesley Ouest  
Toronto (Ontario) M7A 1W3  
Tél.: 416-314-2301



354-2020-2374

December 8, 2020

Mr. John MacKenzie  
Chief Executive Officer  
Toronto and Region Conservation Authority  
[john.mackenzie@trca.ca](mailto:john.mackenzie@trca.ca)

Dear Mr. MacKenzie:

It is our understanding that the City of Vaughan is supportive of the proposed development that would establish a state of the art distribution centre that aligns with City of Vaughan interests, is in close proximity to Highway 400 and existing transit hubs, and has the potential to bring thousands of skilled employment opportunities to Ontario.

Through my Ministry's review of the development proposal, three wetlands on the subject property have been noted. We understand that you have reviewed and supported a report from the developer's environmental consultant where they indicate the wetlands are in a degraded state, and their quality and ecological functions are likely to continue to decline as a result of local agricultural practices and their proximity to/expansion of Highway 400. Based on this assessment, the ministry is reclassifying the subject wetlands.

We understand that in an effort to maximize the benefits of the site, a comprehensive wetland restoration project that will retain, expand and enhance the long-term ecological functions of wetlands has been proposed in partnership with your organization and the City of Vaughan. The Toronto and Region Conservation Authority is well-positioned to design and implement a plan to provide a net positive outcome with respect to wetland functions in the City of Vaughan.

Based on discussions between yourselves, the City of Vaughan and the proponent, it is possible to realize the economic development opportunity of locating the proposed distribution centre in the City of Vaughan, while also achieving an overall net positive

environmental outcome by contributing to wetland features, functions, and long-term sustainability. This win-win approach would balance the development for the region and the important natural landscape.

Our government continues to investigate ways to ensure this delicate relationship between important economic prosperity for the province and our desire to maintain and grow a healthy and sustainable environment is a top priority.

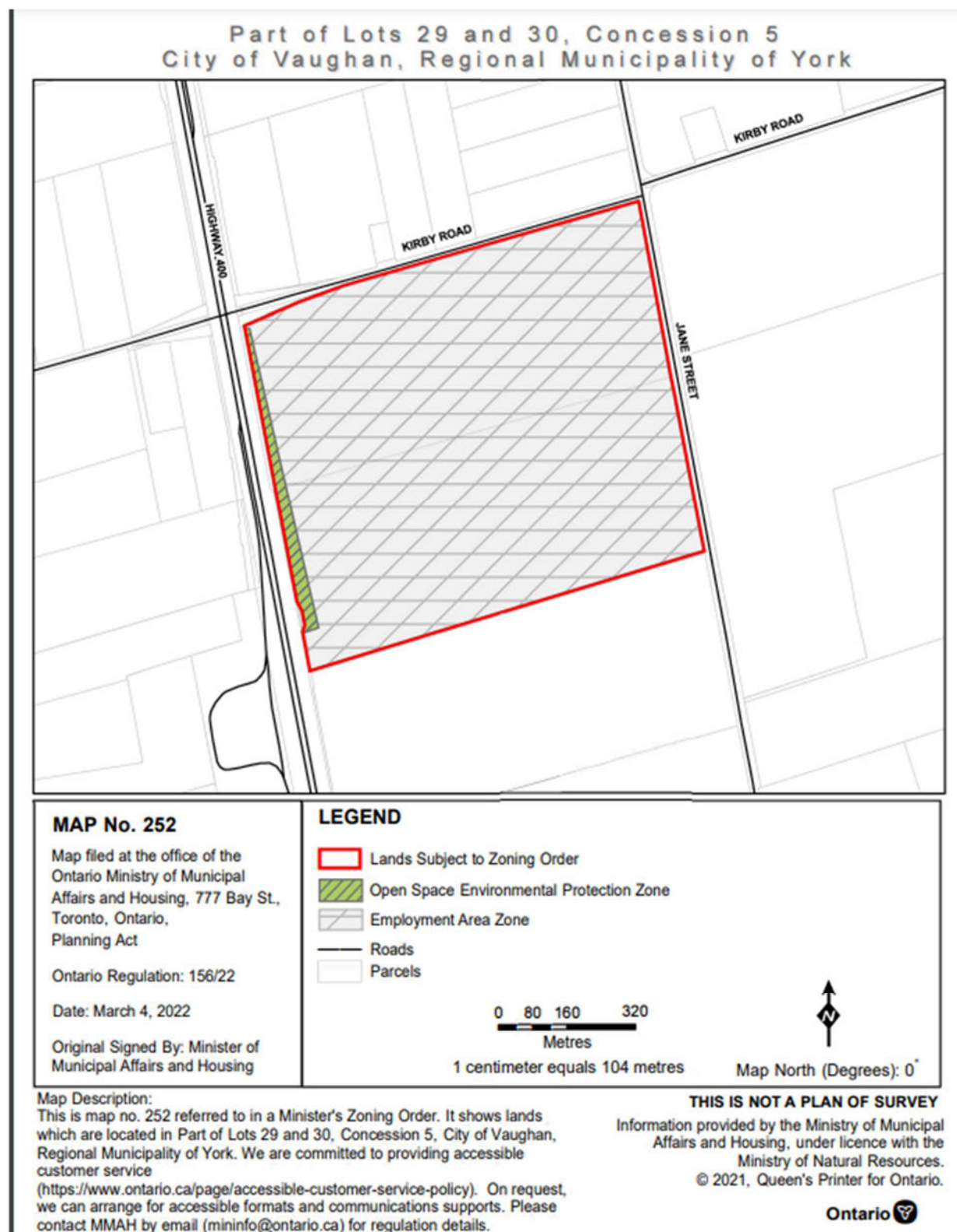
We look forward to continuing to work with you on important projects like this.

Sincerely,

John Yakabuski  
Minister of Natural Resources and Forestry

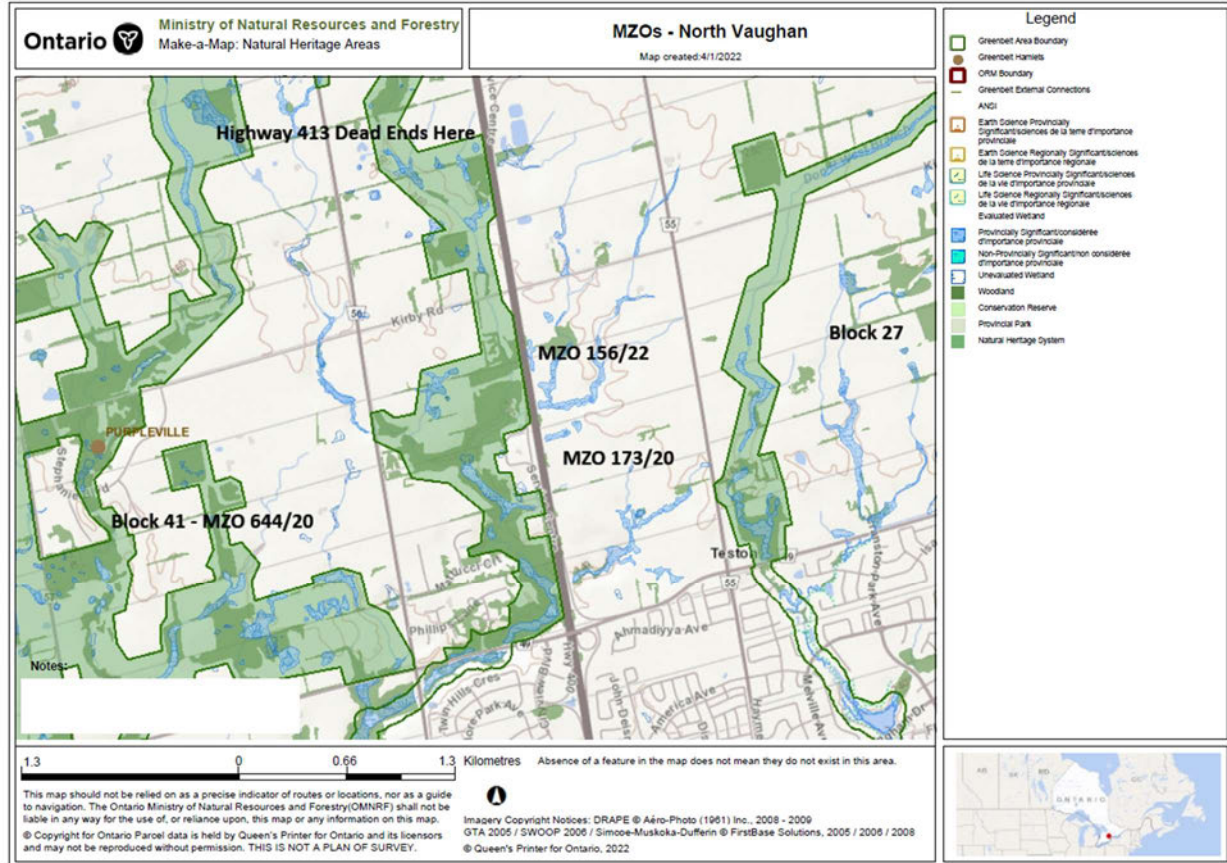
**Confidentiality Notice:** This e-mail contains information intended only for the use of the individual whose e-mail address is identified above. If you have received this e-mail in error, please advise us by responding to it. Please also destroy all copies of this message. Thank you

**Avis de confidentialité :** Ce courriel contient des renseignements à l'usage exclusif de la personne à l'adresse courriel ci-haut. Si vous avez reçu ce courriel par erreur, veuillez nous en informer en répondant. Veuillez aussi détruire toutes les copies de ce message. Merci.





# Attachment 5: Ontario Natural Heritage Network Map With MZO's, PSW & Woodlots





**DATE:** June 23, 2022

**TO:** Mayor and Members of Council

**FROM:** Nick Spensieri, City Manager, submitted by Haiqing Xu, Acting City Manager and Deputy City Manager, Planning and Growth Management

**RE:** **COMMUNICATION – Council Meeting, June 28, 2022**  
**Item #53, Report 30**  
**SPORTS VILLAGE FACILITY ASSET PURCHASE**

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### **Recommendation**

The purpose of this Communication is to add a new recommendation to the Report on the Sports Village Facility Asset Purchase related to the fees charged at the Sports Village Facility.

The City charges fees for the use of City community centres in accordance with the Fees and Charges By-law 158-2021, as amended. The City charges different rates for community service organizations, residents, and commercial and non-Vaughan users. As such, staff seek authority from Council to charge the same fees that the vendors currently operating the Sports Village Facility charge for various uses. This is an important part of the transition to effectively ensure business continuity of current operations, and alignment with existing contracts that will be assumed, for a one-year period following the closing date of the transaction. During this one-year period, the City will determine appropriate fees and rates to align with the City's continuation of the Sports Village Facility.

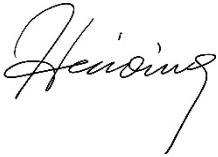
In addition, based on the current agreement with the City and Mentana Group Inc., the City assumes 5440 hours of ice throughout the year at the Sports Village Facility. The City allocates these ice hours to City Community Service Organizations and charges rates as imposed by the City's applicable Fees & Charges By-law, as amended. The City will charge Community Service Organizations these same rates during the transition period. For further clarity, ice time and facility use will be allocated to Community Service Organizations in accordance with the City's Facility Allocation Policy. Though the agreement between the City and Mentana Group Inc. would be terminated, under the City's Facility Allocation Policy, Community Service Organizations are guaranteed the same ice allocation as received in the previous year. Staff will act in accordance with the Facility Allocation Policy and current practices at the Sports Village to ensure overall business continuity.

Accordingly, staff requests that the following recommendation be added to the Report as Recommendation 11:

11. THAT the City adopts the fees and charges imposed by Mentana Group Inc. for the use of their facilities as appropriate during the transition phase of the asset purchase, with the exception of rental rates of City Community Services Organizations who shall be charged the rates as imposed by the City's applicable Fees & Charges By-law, as amended.

For more information, contact Gus Michaels, Deputy City Manager, Community Services, ext. 8735

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Acting City Manager and Deputy City Manager, Planning and Growth Management on behalf of Nick Spensieri, City Manager

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Four Way Stop Control Recorded Vote Request  
**Date:** June-27-22 11:52:09 AM

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FYI

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**From:** HP [REDACTED]  
**Sent:** Monday, June 27, 2022 11:51 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Isabel Leung <[Isabel.Leung@vaughan.ca](mailto:Isabel.Leung@vaughan.ca)>; Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; John Britto <[John.Britto@vaughan.ca](mailto:John.Britto@vaughan.ca)>  
**Subject:** [External] Four Way Stop Control Recorded Vote Request

[ALL-WAY STOP CONTROL REQUEST FOR LADY FENYROSE AVENUE AND DIMARINO DRIVE/LADY JESSICA DRIVE AND LADY VALENTINA AVENUE AND LADY FENYROSE AVENUE/SIR MODESTO COURT](#)

I am requesting a recorded vote on this item.

Rationale: The addition of stop signs including conversions of two intersections being converted to four-way stop does is clearly not warranted based on traffic volume. Adding these Stop signs will only create more stop/go traffic at best assuming there actually is 100% compliance. It creates an expectations that motor vehicles will always stop.

Pedestrians should be waiting for gaps in vehicle traffic at these two intersections rather. This does not increase safety. It will create more tire and noise pollution with excessive stopping in a low density pocket of Thornhill Estates subdivision.

Thank you,

Hiten Patel  
Thornhill Woods Drive

**NOTICE OF PETITION**

**A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:**

**Meeting & Date:** Council, June 28, 2022

**Agenda/Report No.:** Item 19, Report No. 30 &  
Item 14, Report No. 31

**Item:** **PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN  
AMENDMENT FILE OP.20.004 ZONING BY-LAW  
AMENDMENT FILE Z.20.011 - 8337, 8341, 8345, 8349,  
8353 AND 8359 ISLINGTON AVENUE VICINITY OF  
ISLINGTON AVENUE AND PINE GROVE ROAD**

**Particulars of the Petition:**

**No. of Signatures:** 63

**Submitted by:** John Spano

**Wording on petition:**

“RE: PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 - 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD

To Regional and Ward Council Members

I am directing Tony Carella, our Ward Councilor, to motion for a deferral on the application listed above at the Council Meeting scheduled for Tuesday June 28, 2022. The deferral request is to be until the end of September 2022.

To all our elected municipal and regional members, please be aware that I, your constituent, am relying on your support and request that you also vote in favor of the deferral on this application.

Further to the above, I would also like to go on record to voice my opposition to the proposed application. I am directing council to vote against this development proposal, as it currently reads. This is on the basis that I was not provided any notice of changes made to this application as well as, I did not receive notification that there was a Committee of the Whole 2 meeting held on Tuesday June 21, 2022. Without properly being notified, I was unable to submit my objection and concerns. I did not have the opportunity to review the revised proposal, nor did I have the chance to ask any questions to City Staff or Council.

Finally, please have the City Clerk's office add my name and address to the mailing list for all information pertaining to this application as well as any other development application within 500 meters of my area.”

**For a copy of the petition contact:**  
**City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1**  
**Tel: (905) 832-8504 Fax: (905) 832-8535**



**C54  
COMMUNICATION  
COUNCIL – June 28, 2022  
CW (2) - Report No. 30, Item 23**

**DATE:** June 27, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Vince Musacchio, Deputy City Manager, Infrastructure Development

**RE:** **COMMUNICATION – Council, June 28, 2022**

**ITEM #30, REPORT #23**

**TESTON SANDS INC.  
ZONING BY-LAW AMENDMENT FILE Z.22.046  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009  
1600 TESTON ROAD  
VICINITY OF DUFFERIN STREET AND TESTON ROAD**

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**Recommendation**

That Condition 37 of Draft Plan of Subdivision in Attachment 1a) in the Committee of the Whole (2) June 21, 2022, staff report for Teston Sands Inc. File 19T-17V009 be amended as follows:

- “37. To meet dedication requirements under Section 51.1(3) the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by 205-2012, payment-in-lieu of parkland shall be provided. The Vaughan Real Estate Department shall review and provide comments as required. The effective date of the land value appraisal required to satisfy the payment of Cash-in-lieu of Parkland shall be January 2, 2020.”

**Background**

The June 21, 2022, Committee of the Whole (2) staff report for Teston Sands Inc. File 19T-17V009, included a condition of Draft Plan of Subdivision for Parkland Dedication as follows:

- “37. To meet dedication requirements under Section 51.1(3) the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by 205-2012, payment-in-lieu of parkland shall be provided. The Vaughan Real Estate Department shall review and provide comments as required”

For clarity, the effective date of the land value appraisal required to satisfy the payment of Cash-in-lieu of Parkland shall be the day before the day of the approval of Draft Plan

of Subdivision. The Draft Plan of Subdivision received original approval from the Ontario Land Tribunal (OLT) on January 3, 2020. As such, the Draft Plan of Subdivision Condition 37 in Attachment 1a) of the Committee of the Whole (2) staff report for Teston Sands Inc. File 19T-17V009 is amended to include the effective date of the required land value appraisal.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

A handwritten signature in cursive script, appearing to read 'V. Musacchio'.

Vince Musacchio, Deputy City Manager,  
Infrastructure Development